Real Estate Transfer Statement

FORM 521

•To be filled with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this siztement is signed and items 1-25 are accurately completed. 4 Date of Deed 2 County Number 3 Date of Sale/Transfer 1 County Name Mo. __04 04 Day 20 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Secretary of Housing and Urban Development Grantee's Name (Buver) Ashley Marie Bartlett Street or Other Mailing Addre 214 S. Sycamore St Street or Other Mailing Address 1670 Broadway 21st Floor Zîp Code Zip Code 80202 City Denver State 68930 Blue Hill NE √ No Phone Number (402) 984-6244 is the grantee a 501(c)(3) organization? Yes Phone Number (512) 402-5879 If Yes, is the grantee a 509(a) foundation? Fmail Address Email Address na na 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (B) Property Type (A) Status Industrial 7 Mobile Home ✓ Single Family Mineral Interests-Nonproducing State Assessed ✓ improved Mineral Interests-Producing Agricultural ☐ Exempt Multi-Family Unimproved 10TF Becreational Commercial ___ Partition Sheriff Other Distribution 8 Type of Deed Land Contract/Memo Lease Personal Rec. Trust/Trustee Fasement Bill of Sale Corrective √ Warranty Quit Claim Executor ∏ Minerai Death Certificate - Transfer on Death Cemetery Irrevocable Trust Revocable Trust Was the property purchased as part of an IRS like-kind exchange? Transfer on Death Distribution Foreclosure 10 Type of Transfer ____Life Estate ✓ Sale Trustee to Beneficiary (LR.C. § 1031 Exchange) Auction Other (Explain) Partition Satisfaction of Contract Exchange Grantor Trust **√** No Court Decree Yes Yes 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) √ Yes No. √ Yes No. 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Family Corp., Partnership, or LLC Self Aunt or Uncle to Niece or Nephew Yes Spouse Grandparents and Grandchild ☐ Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) 14 What is the current market value of the real property? Yes ✓ No \$35,065 17 Was transfer through a real estate agent or a title company? (If Yes, include the name 16 Does this conveyance divide a current parcel of land? of the agent or title company contact.) Yes Century 21 Yes ✓ No 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property 214 S. Sycamore St. same as #6 Blue Hill, NE 18b Vacant land 18a 🔲 No address assigned 20 Legal Description The South Half of Lots Thirteen (13) and Fourteen (14), Block Sixteen (16), Original Town of Blue Hill, Webster County, Nebraska 21 If agricultural, list total number of acres 0.00 23 Was non-real property included in the purchase? Tyes Vo (If Yes, enter dollar amount and attach itemized list.) 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (308) 382-4651 Sarah Wiles Phone Number Print or Type Name of Grantee or Authorized Representative 042017 closer Date ature of Grantee or Authorized Representative here For Dept. Use Only Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number 26 Date Deed Recorded \$ Exempt H 863-864 . Day Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

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State of Nebraska ss. County of Webster			
numerical index and filed fo	ntered on the		
Classica office of said COURIV	المُون السيد المُون الم		
	r Circulation		
o'clock A M. Recorded	in Booked//		Airma
On Page 863-307	County Clerk		NEBRASKA DOCUMENT
14 OD	AB Deputy	Da	te 5-/-/STAMP TAX
indComp Assessor.	Carded	[\$_2	Xend A 2 By RD
			20
•	SPECIAL WAR	RANTY DEED	
			•
	Return to: Grand Island Abstract	Case Number: 321-2558	11
	704 W 3 rd Stroot		
	Grand Island, NE 68203		
			-td Weber Development
	This Deed made this <u>2.0</u> day of <u>April</u> 2017, Washington DC 20414, ("Grantor"), in consid- from Grantee does convey unto:	, between the Secretary of Hon eration of Ten Dollars and other	sing and Urban Development, valuable consideration received
	Ashley Marie Bertlett, a single person		
	("Grantee"), the real estate (2s defined in Neb. R.	ev. Star. 76-201) described as fo	llows:
	The South Half of Lots Thirteen (13) and Fourte	en (14), Block Sixteen (16), Ori	ginal Town of Blue Hill, Webster
	County, Nebraska.		
•	Being the same property acquired by the Scureta of the National Housing Act, as amended (12 U.: Development Act (42 U.S.C.3531 et.seq.).	ry of Housing and Urben Develo S.C. 1701 et.seq.) and the Depar	opment pursuant to the provisions tment of Housing and Urban
	Grantor covenants (jointly and severally, if more		
	 Grantor is lawfully seized of said Premi covenants and easements of record; 	ises and It is free from encumbr	ances, subject to any reservations,
	Grantor has legal power and lawful and		
	 Grantor warrants and will defend the tit claiming the same or any part thereof it 	tle to said Premises against the larough, by or under Grantor.	awful claims of all persons
	This Dood is not in effect until 4/20/	<u>′17</u> .	
	IN WITNESS WHEREOF, the undersigned bein published at 77 Fed. Reg. 37252, Page 37258 (In as a principal and or officer of Chronos Solution Development has become signal as of the 196	me 20, 2012.) as an authorized a is for and on behalf of the Secre	IGENT USE SET UISANGE HYBRIT STATE POST
(Chronos Solutions		
£	or HUD by Justin Hippie, Riching Manager		
	State of Texas		
	County of Wilham 500		· -1
	The forgoing instrument was acknowledged before 20 17 by Justic Hiller As	one me this 19 day of 15 507 MANASTORES	refery of Housing and Urban
	2		
	Notary Public Signature	GARY WAR	IBURTON
	All property of the second of	Corfini Expire Notary ID 1	s12-31-2018

WEBSTER COUNTY ASSESSOR'S OFFICE

RESIDENTIAL DATA SHEET - COST APPROACH DATA Date of Print: 05/16/2017 Record: 1 of: 1 Parcel ID #: 000307700 Map # : 4133-00-0-20005-016-6690 BARTLETT, ASHLEY MARIE Situs :214 S SYCAMORE ST Legal :S1/2 LOTS 13 & 14 BLOCK 16 BLUE HILL 214 S. SYCAMORE STREET ORIGINAL TOWN BLUE HILL, NE 68930-COST APPROACH - Values By Marshall & Swift Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor :0.95 DESCRIPTION <u>Square feet</u> Base SF Cost Total Cost BASIC STRUCTURE COST 2,097 \mathbf{x} 67.62 = 141,799ADJUSTMENTS Units Unit Cost Area Adj Total Cost ROOFING SUBFLOOR HEATING & COOLING PLUMBING Base is: 9 (under base) 1 1176.67 (0.53) (1,111)

PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH	1,257	6	3.60	7,542
ADJUSTED STRUCTURE COST	2097	x	81.12	= 170,109
IMPROVEMENTS NO GARAGE	Units	Unit Cost	Depr	Total Cost
DET GAR FAIR COND	264	16.20	27%	3,120 *
CONCRETE DRIVE/FAIR	780	4.05	27%	2,305 *
SOLID WALL PORCH	60	78.08		4,685
OPEN PORCH W/ROOF	180	17.65		3,175
SOLID WALL PORCH	210	47.17		9,905

1,407

15.55

10.43

21,879

BASEMENT COST

TOTAL REPLACEMEN	TT (COST NEW			2097	x	89.59	= 18	7,875
Depreciation	:	75% Total	73% I	Physical	9% Func	tional	Econor	nic	
				Less Depi	reciation/P	lus Apprec	ciation :	(14	1,765)
Improvement Valu	æ.					· · · · · · · · · · · · · · · · · · ·		\$ 4	6.110
Land Value									1,480
Lump Sums FUNC B	AD	FOUNDATION							5,425
LIAV TO STANTES	Œ (USING THE COS	ST APPR	ROACH) _				\$5	3,015
delimination of armo									

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein. Page 2 of 2

PAGE 1 COMMENTS	Exempt-Covernm	rest	
BOOK-PAGE 2017-	-Slo 3 DATE OF SALE	4-20 2017	
LEGAL DESCRIPTION S	2 of Lots 13+14.	Black 16 Driginal to	wn Blie Hill
LOCATION IN The second	006 3077 00		- Cru Croporoj
ASSESSOR LOCATION	She Hill	ADDRESS OF PROPERTY 214	S. Sycamore St.
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	1480	41,83.5	43315
2015	1480	41, 835	43345
<u> 2016</u>	1480	53045	54,725
,			
SELLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 6/04	<i>У</i> 91-6674 нои	ISE QUALITY 30 HOUSE CONDITION 2	DATE OF CONSTRUCTION (920
MOBILE HOME N/	<u>+</u>		

			COV	ER PAGE PRO	PERTY TRAN	SFER	101	3052
BOOK & PAGE	2017-	915	#PAGE	2 _	_ GR	ANTEE MASTER NAME #	Samue	3052 (010n+)
PARCEL#/	·	~/U~^^	F	1/e# 63				
FILING NUMBER	<u> (</u>	<u> </u>	_	/ <u>L</u>	,	-		
	<u> </u>		_			-		
DOCSTAMPS	s 1460	<u> 25 </u>	-					
SALES FILE#	97		# PAGE	, a	_			
NEIGHBORHOOD#			<u>-</u>					
	1	100	105	200	205	300	505 PM (517)	400
	AGRICULTURAL	guide Rock Residential	guiderock Commercial	red Cloud Residential	réd Clóud Commercial	BLUE HILL RESIDENTIAL	BILUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOMESITE	ROSEMONT COMMERCIAL W/SITE
:	615	703	705	710	800	205	1000	1005
	rosémónt Commercial/no Sate	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4003	9000	9500		DUDAL BEODESITA	
**	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	и .
			 :				SUBURBAN	
TAX DISTRICT	195_		.*					
TOTAL SALE PRICE	<u>. 165,</u>	മാറ		<u>.</u>				
521 ADJUSTMENTS	\$	***************************************						
SSOR ADJUSTMENTS	Ç.	Toubeit met?						
				•				
REVIEW CODE	NO							
SALES DATE	4-19-	2017		•				
DEED TYPE	WI	>						
SALEQUAL	(YES)	ADJUSTED	SUBCHNED	NO	MOSILE			
CODE	1	2	5	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			44877
LOCATION CODE	ВН	BLA	cow	GR	INA	RC	ROS	RUR
	BLUE HILL	SLAĐĒN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
L								
		<u>-</u>						
COMMENTS_			<u> </u>				······································	
COMMENTS_								

Nebraska Department of REVENUE

FORM 521

Real Estate Transfer Statement 97

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

		t is signed and items 1-25 are accura	The state of the s
1 County Name 2 C	bunty Number	3 Date of Sale/Transfer Mo. 4 Day 19 Yr. 2017	4 Date of Deed Mo. 4 Day 19 Yr. 2017
		6 Grantee's Name, Address, and Telepho	
5 Grantor's Name, Address, and Telephone Grantor's Name (Seller)	(Flease Frint)	Grantee's Name (Buyer)	ine (1 locate 1 laity
Jonathan D. Holl and Stephanie	A. Holl	Samuel Grant Portner	
Street or Other Mailing Address 934 Rd X		Street or Other Mailing Address 806 W. Saline St.	
City Bladen	State Zip Code NE 68928	City Blue Hill	State Zip Code NE 68930
Phone Number		102 - 3'4-13d3 If Yes, is the g	e a 501(c)(3) organization? Yes V No prantee a 509(a) foundation? Yes V No
Email Address		Email Address	Q.
7 Property Classification Number, Check of	ne box in categories A and B. Check C if	property is also a mobile home.	_
(A) Status		Property Type	(C)
☐ Improved ☐ Single Family ☐ Unimproved ☐ Multi-Family ☐ IOLL ☐ Commercial	industrial Agricultural Recreational	Mineral Interests-Nonproducing Mineral Interests-Producing	State Assessed Mobile Home Exempt
8 Type of Deed Conservator Bill of Sale Corrective	☐ Distribution ☐ Lan ☐ Easement ☐ Lea		Sheriff Other Trust/Trustee
Cemetery Death Certificate - Tr	ansfer on Death Executor Min	eral Quit Claim	Warranty
part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)	pe of Transfer Distribution Foreck Auction Easement Gift Court Decree Exchange Granto	Life Estate Sale	Trustee to Beneficiary of Contract Other (Explain)
11 Was ownership transferred in full? (If No, ex	olain the division.)	12 Was real estate purchased	i for same use? (If No, state the intended use.)
13 Was the transfer between relatives, or if to a	trustee, are the trustor and beneficiary relat	ives? (If Yes, check the appropriate box.)	
Yes No Aunt or Uncle	e to Niece or Nephew 🔲 Family Corp., Po	artnership, or LLC Self	Other
Brothers and	= -	= '	
Ex-spouse	Parents and Ch		
14 What is the current market value of the real p	xoperty?	15 Was the mortgage assumed? (If Yes, sta	me die anount and interest rate.)
\$65,000 16 Does this conveyance divide a current parce	l of land?	17 Was transfer through a real estate agent	or a title company? (If Yes, include the name
Yes No		of the agent or title company contact.)	Yes Prairie Title No
18 Address of Property 806 W. Saline St., Blue Hill	NE 68930	19 Name and Address of Person to Whom t Grantee	he Tax Statement Should be Sent
	acant land		
Lots 2 and 3, Block 12, Original recorded plat thereof	ginal Town of Blue Hill, W	ebster County, Nebraska,	according to the
21 If agricultural, list total number of acres	•		16
22 Total purchase price, including any liat	pilities assumed		22 65,000 00
23 Was non-real property included in the	purchase? 🔲 Yes 🔲 No (If Yes, en	ter dollar amount and attach itemized lis	Carlotte C
24 Adjusted purchase price paid for real e	state (line 22 minus line 23)		65,000,00
25 If this transfer is exempt from the docu	mentary stamp tax, list the exemption	number	1
correct, and that I am duly author Samuel G. Portner	rized to sign this statement.	t and that it is, to the best of my knowledge	402-511-83a
Sign Printer Type Name of Granitee of	r Authorized Representative	Grantee	Phone Number 4-19-2017
here Signature of Grantee or Authoriz	ed Representative	ītle	Date
11010	Register of Deed's Use Onl	[v	For Dept. Use Only
26 Date Deed Recorded 27 Va		28 Recording Data	
Mo. 5 Day 11 Yr. 17 \$	146.25	BK2017, 10 7/2	
lebraska Department of Revenue			Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

BK2017, Pg 915

State of Nebraska) ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 11 day of Way AD., 2017, at 13, 14 M. Recorded in Book 2017 Carded



Return to Samuel Grant Portner, 806 W. Saline Street, Blue Hill, NE 68930

WARRANTY DEED

JONATHAN D. HOLL AND STEPHANIE A. HOLL, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to SAMUEL GRANT PORTNER, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

Lots Two (2) and Three (3), Block Twelve (12), Original Town of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:

- (1) are lawfully seised of such real estate and that it is free from encumbrances except easements and restrictions of record;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

STATE OF NEBRASKA)SS: COUNTY OF TO The foregoing warranty deed was acknowledged before me on _ 2017, by Jonathan D. Holl and Stephanie A. Holl.

GENERAL NOTARY - State of Nebraska LAURIE L. HAWES My Comm. Exp. June 24, 2019

My commission expires:

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 05/15/2017 Record: 1 of:

Inspected By: CJ Inspection Date: 08/19/2015

Map # Parcel ID #: 000304600 : 4133-00-0-20005-012-6370

PORTNER, SAMUEL GRANT Situs :806 W SALINE ST

Legal :LOTS 2-3 BLOCK 12 ORIGINAL TOWN BLUE

806 W SALINE STREET HILL

BLUE HILL, NE 68930-

LOT INFORMATION

Value Method:

SF

Neighborhood : 300 BLUE HILL

Lot Width 29808 :

of Units : Lot Depth I 29808 : LEVEL Amenities Unit Value : Topography 0.18

Adjustments: Street Access : P,SW,C&G

Utilities : ALL Lot Value : 5,265

PHYSICAL INFORMATION

: 1 - Single Family Year Built/Age : 1913/104 Type

: 30 - Average Effective Age Quality Remodel Date Condition : 25 - Fair+ Remodel Type Arch Type

: 1-1/2-St-Fin 71% One-Story 29% Style

Exterior Wall : 100% SIDING Floor Area 1,600 : Basement Area : 1,160

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 4 Baths : 1.0

Heat Type : 100% WARM & COOLED

: COMP SHINGLES Roof Type

Plumbing Fixt : 6

VALUATION SUMMARY

__ Estimate of Value (Using Cost Approach) \$48,320

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Improvement Value \$43,055 Land Value \$5,265 FINAL ESTIMATE OF VALUE \$48,320 27 Value per Square Foot Current Total Assessed Value for Parcel # 000304600 \$48,320

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

Page 1 of 2

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/15/2017

Parcel ID #: 000304600

Map # : 4133-00-0-20005-012-6370

PORTNER, SAMUEL GRANT

Situs :806 W SALINE ST Legal :LOTS 2-3 BLOCK 12 ORIGINAL TOWN BLUE HILL

BLUE HILL, NE 68930-

COST APPROACH - Values By Marshall & Swift
Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95

	DESCR	PTTION			
		<u>Square fee</u>	et. Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,600	x	73.42	= 117,472
ADJUSTMENTS		<u> Woits</u>	Unit Cost	Area Adj	Total Cost
ROOFING SUBFLOOR					
HEATING & COOLING		1,600	2.01	2.01	3,216
PLUMBING Base is: 9	(under base)	3	1176.67	(2.10)	(3,360)
BASEMENT COST PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		1,160	16.06	11.64	18,624
ADJUSTED STRUCTURE COST		1600	×	84.97	= 135,952
IMPROVEMENTS NO GARAGE		<u> Units</u>	Unit_Cost	<u>Depr</u>	Total Cost
DET GAR LOW COND		300	8.63	37%	1,630 *
KNEE-WALL PORCH/LOW		240	50.19		12,045
OPEN PORCH W/ROOF		120	18.32		2,200
WOOD DECK		244	13.24		3,230

				_====		T		Econo	
Depreciation	:	73% 1	Total		Physical Less Depr	runc eciation/P	tional lus Appre		(112,000)
Improvement Va	Lue .								 \$41,425
									\$5,265
Land Value	. <i></i> .								
Land Value	•		• • • • • ÷¹						1,630 *
Land Value Lump Sums ESTIMATE OF VA									1,630 * \$48,320

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

Page 2 of 2

	915 DATE OF SALE	iginal town Blue Hill	
	19-6370 farcel 0		
	11:41		W. Saline St
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	5265	33165	38. 430
2015	621E5	33145	38 4.38
2016	({	43,055	48,320
		·	
LLING PRICE (5, () ()	Ö 521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE

WEBSTER COUNTY ASSESSOR

621 N Cedar St Red Cloud Ne 68970 Phone & Fax (402)746-2717

Deb Langer, Assessor Clerk

dlwebcoassr@outlook.com

SELLER: JONATHAN D. AND STEPHANIE A. HOLL

934 RD X

BLADEN, NE 68928

BUYER: SAMUEL GRANT PORTNER

806 W. SALINE STREET BLUE HILL, NE 68930

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

304600 BOOK /PAGE:

2017-915

DATE OF SALE:

DATE:

5/16/2017

4/19/2017

LEGAL DESCRIPTION:

LOT 2 & 3, BLOCK 12, ORIGINAL TOWN OF BLUE HILL

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What was	s the total purch	ışe					
1	price?	\$ <u>65</u>	, 000.00			Yes/No)
If No a	explain:						
2 Was any per	rsonal property i	included in the	sale price?		Yes/No	Personal Prop	erty was (circle all that apply):
Appliances	Furniture C)ther (please e	xplain):				
If the prope	dollar value of the erty is a rental property past five years?	roperty and p	-		=	ase price? charged for it in	\$
5 What expen	ıses have been ü	ncurred in ea	ch of the pa	st five year	rs? \$ _		
6 How long w	ras the property o	on the market	?				
7 Were any ch	hanges made to f	he property ei	ther before	or after the	sale?	Yes/No	
(Example: I	Remodeling R	tenovations	Additions	Repairs	Demolition)		

CONTENUED ON BACK

Real Estate Transfer Statement To be filed with the Register of Deeds. Read instructions on reverse side.

FORM 521

· If additional space is needed, add an attachment and identify the Item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 1 County Name 2 County Number Mo.__04 2010 Mo. 01 Day 15 WEBSTER - 91 Yr 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller) See Attached See Attached Street or Other Mailing Address 727 Claremore Drive Street or Other Mailing Address 699 - 38 Road City Riverton Zip Code Zip Code 68972 State 33401 West Palm Beach FL Phone Number (402) 746-2541 is the grantee a 501(c)(3) organization? √ No Phone Number (561) 371-6844 Yes If Yes, is the grantee a 509(a) foundation? Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (C) (A) Status (B) Property Type Improved Single Family Industrial Mineral Interests-Nonproducing State Assessed Mobile Home ✓ Unimproved ✓ Agricultural Multi-Family Mineral Interests-Producing Exempt IOLL Recreational Commercial Distribution Sherfft Other_ 8 Type of Deed Land Contract/Memo Bill of Sale Corrective Easement Lease Personal Rep. Trust/Trustee ✓ Warranty Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Was the property purchased as part of an IRS like-kind exchange? Invevocable Trust Revocable Trust Transfer on Death 18 Type of Transfer Distribution Foreclosure part of an IRS like-kind ex (I.R.C. § 1031 Exchange) Sale Trustee to Seneficiary Auction Easement Gift Life Estate Satisfaction of Contract Other (Explain) Yes Yes ✓ No Court Decree Exchange Grantor Trust Partition 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) Yes ∏ No **√** Yes ☐ No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.) Yes Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ☐ Seff Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Chifd Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yas, state the amount and interest rate.) \$300,000 ✓ No \$ 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes V No Yes 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Growling Bear Holdings, L.L.C 727 Claremore Drive West Palm Beach, FL 33401 18a 🗸 No address assigned 18b Vacant land 20 Legal Description See Attached 195.8 21 If agricultural, fist total number of acres 300.000100 23 Was non-real property included in the purchase? Tyes 📝 No (If Yes, enter dollar amount and attach itemized list.) 23 300,000100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (308) 425-6273 Henry C. Schenker Type Name of Granues portuitherized Representative Phone Number Attorney Signature of Grantee or Authorized Representati Title For Dept. Use Only Register of Deed's Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ Authorized by Neb. Rev. Stat. §§ 76-214, 77-1827(2) Nebraska Department of Revenue

- 5. DAVID L. BARTELS and NANCY L. BARTELS, Husband and Wife; and STEVEN A. BARTELS and DEBBIE E. BARTELS, Husband and Wife
- 6. GROWLING BEAR HOLDINGS, L.L.C.
- Ouarter of the Southwest Quarter (S½NE¼SW¾); the Southeast Quarter of the Southwest Quarter (SE½NSW¾); and the West Half of the Southeast Quarter (W½SE¼); all in Section Seven (7), Township One (1), North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract described as follows: Part of the West Half of the Southeast Quarter (W½SE¼) of said Section 7, described as: Commencing at a point 800 feet West and 33 feet South of the Northeast corner of said W½SE¼ of said Section 7, said point being the Point of Beginning, and running thence South 126 feet; thence West 152 feet; thence South 159 feet to a point 33 feet South of the North line of said W½SE¼; thence East 450 feet, more or less to the Point of Beginning.

State of Nebraska Ss.
County of Webster Ss.
Entered on the numerical index and filed for record in the Clerk's office of said county this 12 day of 1924, AD, 20 / 7, at 13:00 or clock P. M. Recorded in Booka/27/on Page 725-729

Oeb Klingenberger County Clark

16.00 & Deputy

Ind Como Assessor Carden

When recording is completed, please return to:
DUNCAN, WALKER, SCHENKER & DAAKE P. O. Box 207
Franklin, NE 68939

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-12-17
\$ 675.00 By BB

WARRANTY DEED

DAVID L. BARTELS and NANCY L. BARTELS, Husband and Wife; and STEVEN A. BARTELS and DEBBIE E. BARTELS, Husband and Wife, Grantor, whether one or more,

in consideration of Three Hundred Thousand and no/100 — (\$300,000.00) — Dollars, receipt of which is hereby acknowledged, conveys to

GROWLING BEAR HOLDINGS, L.L.C., Grantee,

the following described real estate (as defined in Neb. Rev. Stat. §76-201) in Webster County, Nebraska:

The South 20 acres of Lot Eight (8) and all of Lot Nine (9); the South Half of the Northeast Quarter of the Southwest Quarter (SE½NE½SW½); the Southeast Quarter of the Southwest Quarter (SE½SW¾); and the West Half of the Southeast Quarter (W½SE½); all in Section Seven (7), Township One (1), North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, EXCEPT a tract described as follows: Part of the West Half of the Southeast Quarter (W½SE¾) of said Section 7, described as: Commencing at a point 800 feet West and 33 feet South of the Northeast corner of said W½SE¾ of said Section 7, said point being the Point of Beginning, and running thence South 126 feet; thence West 152 feet; thence South 53 feet; thence West 185 feet; thence in a northwesterly direction 139 feet; thence North 159 feet to a point 33 feet South of the North line of said W½SE¼; thence East 450 feet, more or less to the Point of Beginning.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants, and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: April 35, 2017.

David L. Bartels.

teven A Bertels

Steven A. Bartels.

Nancy L. Bartels.

Queen & Bab

Debbie E. Bartels.

BK2017, Pg 929

STATE OF NEBRASKA)
) ss.
FRANKLIN COUNTY)

The foregoing instrument was acknowledged before me on April 25, 2017 by David L. Bartels and Nancy L. Bartels, Husband and Wife; and Steven A. Bartels and Debbie E. Bartels, Husband and Wife.

GENERAL NOTARY - State of Nebraska HENRY C. SCHENKER My Comm. Exp. June 16, 2018

Notary Public

, ,

PAGE 1 COMMENTS	Past 3 year Data	- Salesfile	
BOOK-PAGE 2017-	928 DATE OF SALE	-15-210	
LEGAL DESCRIPTION SW	145W14 Gov-Lot 9 + 5/26	0AC) GOU LOT 8 + 51/2 NEVY	SW14 - Less a 2 Acre Tract
	1403302		
ASSESSOR LOCATION R	W	ADDRESS OF PROPERTY	are said to the sa
YEAR	LAND	IMPROVEMENTS	. TOTAL
2014	168,960		168,960
<u> 2015</u>	236,160		236/100
2016	250,560		250,560
	The state of the s		
SELLING PRICE 300, C	S21 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # (c/()/-	- 91-0002 RC HOL	USE QUALITY MA HOUSE CONDITION	UA DATE OF CONSTRUCTION NA
MOBILE HOME NA			

.

BOOK-PAGE

EQUIP IRRIGATION WELL	EQUIP IRRIGATION BOSTWICK	EQUIP IRRIGATION GOTTSCH WASTE WATER	EQUIP IRRIGATION CREEK	EQUIP IRRIGATION REPUBLICAN RIVER	EQUIP IRRIGATION STREAM	EQUIP IRRIGATION WELL/BOSTWICK	EQUIP FRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
A1 E	1A1 B E	1A1 F E	1A1 K E	1A1 R E	1A1 S E	1A1 V E	1A1 U E
LA E	1A B E	1A F E	1A K E	1A R E	1A S E	1A V E	1A U E
A1 E	2A1 B E	2A1 F E	2A1 K E	2A1 R E	2A1 \$ E	2A1 V E	2A1 U E
A E	2A B E	2A F E	2A K E	2A R E	2A 5 E	2A V E	2A U E
A1 E	3A1 B E	3A1 F E	SA1 K E	3A1 R E	3A1 5 E	3A1 V E	3A1 U E
A E	за в е	3A F E	3A K E	3A R E	3A S E	3A V E	3A U E
A1 E	4A1 B E	4A1 F E	4A1 K E	4A1 R E	4A1 S E	4A1 V E	4A1 U E
A E	4A B E	4A F E	4A K E	4A R E	4A S E	4A V E	4A U E
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL

CREP IRRIGATION WELL	CREP IRRIGATION BOSTWICK	CREP IRRIGATION GOTTSCH WASTE WATER	CREP IRRIGATION CREEK	CREP IRRIGATION REPUBLICAN RIVER	CREP IRRIGATION STREAM	CREP IRRIGATION WELL / BOSTWICK	CREP IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1A1 P	1A1 B P	1A1 F P	1A1 K P	1A1 R P	1A1 S P	1A1 V P	1A1 U P
1A P	ла в Р	1A F P	1A K P	1A R P	1A S P	1A V P	1A U P
2A1 P	2A1 B P	2A1 F P	2A1 K P	2A1 R P	2A1 S P	2A1 V P	2A1, U P
2A P	2A B P	2A F P	2А КР	2A R P	2A S P	2A V P	2A U P
3A1 P	3A1 B P	3A1 F P	3А1 К Р	3A1 R P	3A1 S P	3A1 V P	3A1 U P
ЗА Р	3A B P	3A F P	за кр	3A R P	3A S P	BA V P	BA U P
4A1 P	4A1 B P	4A1 F P	4A1 K P	4A1 R P	4A1 S P	4A1 V P	4A1 U P
	3				· · · · · · · · · · · · · · · · · · ·		

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print: 05/16/2017

Parcel #

: 001403302

Current Owner:

GROWLING BEAR HOLDINGS, LLC

Map #

4489-07-0-00000-000-0000

Tax District

45

Neighborhood

1

Greenbelt Area/Date

727 CLARE MORE DRIVE

WEST PALM BEACH, FL 33401-0000

Legal Description: SW1/4SW1/4(GOV LOT9) & S1/2(20 AC)GOV LOT 8 & S1/2NE1/4SW1/4 & SE1/4SW1/4 & W1/2SE1/4 LESS A 2 AC TRACT IN

N1/2W1/2SE1/4 7-1-10

Soil Symbol	Soil Name	and Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2668	HOLDREGE SILT LOAM, 1-3% SLOP	GRAS	1G	No		10,00			
4138	HOLDREGE SILT LOAM, 7-11% SLC	GRAS	4G1	No			1,425	14,250	14,250
4148	HOLDREGE SOILS, 7-11% SLOPES,		4G1	No		6.00	1,425	8,550	8,550
2521	COLY-HOBBS SILT LOAMS, 0-30%		4G			52.00	1,425	74,100	74,100
3852	GEARY-HOBBS SOILS	GRAS		No		12.00	1,425	17,100	17,100
4161	KIPSON SILT LOAM, 7-30% SLOPE	-	4G	No		80.00	1,425	114,000	114,000
	WIRDON BID! INMI, 1-30% BIOPE	GRAS	4G	No		32.00	1,425	45,600	45,600
	,			G	rass Use Totals	s : 192.00		273,600	273,600
ROAD	COUNTY ROAD	ROAD	ROAD	Мо		6.00	0	0	a
				R	oad Use Totals		J	. 0	<u></u>
				P	arcel Totals :	198,00		273,600	273,600

WEBSTER COUNTY ASSESSOR

621 N Cedar St Red Cloud Ne 68970 Phone & Fax (402)746-2717

Deb Langer, Assessor Clerk diwebcoassr@outlook.com



DATE:

5/17/2017

SELLER: DAVID L. & NANCY L. BARTELS AND STEVEN A. & DEBBIE E. BARTELS

699 38 ROAD

RIVERTON, NE 68972

BUYER: GROWLING BEAR HOLDINGS, LLC

727 CLAREMORE DRIVE WEST PALM BEACH, FL 33401

RE: AGRICULTURE PROPERTY SALES VERIFICATION

PARCEL ID:

LEGAL DESCRIPTION:

1403302 BOOK /PAGE:

2017-928

DATE OF SALE:

1/15/2010

THE SOUTH 20 ACRES OF LOT 8 AND ALL OF LOT 9; \$1/2NE1/4/SW*1/4 AND THE W1/2SE1/4 ALL IN SECTION 7-1-10 WEBSTER COUNTY, NE EXCEPT A TRACT OF LAND.

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office.

If we do not hear from you within 15 days, we will be calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What Was th	he total purchase								
1 price?	\$	(4	SOD E	000	5 3	es/No			
If No e	explain:								
2 Was aпу per	sonal property included in the	sale price?	Yes	/No	Person	al Property	was (circle all that	apply):
Pivot Irrig	gation Pipe (Above ground/B	uried) Motor	Machine	ry Gra	ain / Crops	Other (p	lease e	xplain):	
	lollar value of the personal pro as involved in a 1031 like kind				-		\$	o	
5 How long was	s the property on the market?								
How did you	learn that the property was for	sale? Circle							
6 one:			Adve	rtising	Broker/Re	altor Fa	mily	Newspaper	Seller
Prior Knowled	dge Other (please explain):								
7 How was the s	sale price set? Circle one:	Appraisal	Auction	Compa	arable Neigl	borbood S	Sales	Mutual Agre	ement
Set by Seller	Other (please explain):						CONT	NUED ON BA	ACK

Real Estate Transfer Statement *To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

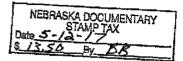
FORM

1			-fana filifa atatawa	الأامحم المحمولة ما الم		ratolic oceanistos	_
1			ijess inis sialeitie.		ems 1-25 are accu		······································
1 County Name	,	County Number	 -	3 Date of Sale/Tran	\ / / /	4 Date of Deed	ayYr
	WEBSTER			Mo. <u>05</u> Day		MacD	
5 Grantor's Name, Ad		(Please Print)	<u> </u>	Grantee's Name (B	Address, and Teleph	ione (riease Print)	
Grantor's Name (Seller BreAnna Zimme				PLOWSHAR	E,LLC & AKLE	/AP,LLC	
Street or Other Mailing 2631 VWandotte	Address		· · · · · · · · · · · · · · · · · · ·	Street or Other Mai	lling Address SIKa, 18350 S C	onestoga Ave)
City Las Vegas		State NV	Zip Gode 89102	City Bladen		State NE	Zip Code 68928
Phone Number				Phone Number		se a 501 (c)(3) organ	
(702) 886-5339 Email Address				(402) 984-488 Email Address	OO It Yes, is the	grantee a 509(a) fo	undation? Yes No
Final Aboress				Linear			
7 Property Classificat	tion Number, Check c	ne box in categorie	s A and B. Check C	f property is also a r	nobile home,		
(A) Status			(B	Property Type			(C)
✓ Improved	Single Family	Indust	rial i	Mineral Interests-I	Nonpreducing	State Assesse	d Mobile Home
Unimproved	Multi-Family	Agricul	itural i	Mineral Interests-i	Producing	☐ Exempt	.
☐ lorr	Commercial	Recrea	dional				<u>_ i </u>
8 Type of Deed	Conservator		Distribution 🔲 La	nd Contract/Memo	Partition	Sheriff [Other
Bill of Sale	Corrective			ase [Personal Rep.	Trust/Trustee	
Cemetery	Death Certificate - Tr		Executor Mi	neral <u>[</u>	= <u>-</u>	Warranty	
9 Was the property purpose part of an IRS like-ki	ind exchange7 :	: =	DistributionForec		=	=	fransfer on Death
(I.R.C. § 1031 Excha	ange)		Easement Gift	Ufe Estate	=		irustee to Beneficiary
Yes V			xchange Grant	or Trust Partition			Other (Explain)
11 Was ownership trans	Rented in Tulii? (11 140, ext No	plain the division.)			as real estate putumase ∐Yes ∐No	en kar same use? (II	No, state the intended use,)
13 Was the transfer betw		tracted are the fitted	or and handidant rela				
Yes VN	— '	to Niece or Nephew		artnershîp, or LLC	Sett	☐ of	ner .
<u> </u>	Brothers and	•	=	and Grandchild	Spouse	—	
	Ex-spouse		Parents and Cl		Step-parent and	Step-child	
14 What is the current m		property?		15 Was the mortgag	ge assumed? (if Yes, s		interest rate.)
					Z No \$		%
16 Does this conveyance	divide a current parce	of land?		17 Was transfer thro	ouch a real estate ace	nt or a title company	r? (If Yes, include the name
☐ Yes 🔽 N	io .			of the agent or ti	lle company contact.)	Yes Dorn-Alb	eris Real Estata ☐ No
18 Address of Property				19 Name and Addre	ess of Person to Whom	the Tax Statement	Should be Sent
502 West Nemeha				same as Gra	antee		
Blue Hill, NE 6893							
18a No address assi	igned 185 Va	acant land					
20 Legal Description							
The East half (E½		and all of Lots To	อก (10), Eleven (1	1) and Twelve (1	12), Block Eight (8	3), Original Tow	n of Blue Hill,
Webster County, I	vedraska.						
21 If agricultural, list total	number of acres	· · · · · · · · · · · · · · · · · · ·					
22 Total purchase price	ce including any lisi	ilities assumed				22 \$	5,100,00
•						\$	
23 Was non-real prop	erty included in the	purchase? 🔲 Ye	s ∡ No (If Yes, er	iter dollar amount a	nd attach itemized (i	st.) 23	0 00
24 Adjusted purchase	price paid for real e	state (line 22 minu	ıs line 23)			24	5,100,00
25 If this transfer is ex	cempt from the docu	mentary stamp tax	, list the exemption	number			
	er penalties of law, I			nt and that it is, to the	best of my knowledg	e and belief, true, c	omplete, and
	id that I am duly author B. Garwood	IZEO TO SIGN THIS STATE	amest.				(402) 746-3613
	ibe Name of Grantee of	Authorized Represe	entative /		· · · · · · · · · · · · · · · · · · ·		Phone Number
sign (and I	X Our	MX		Attorney		5-12-17
here Signature	of Grantee of Authoriza	ed Representative		Γiβe			Date
Heie							E-D-4 (L-A-L-)
26 Date Deed Recorded	(37 \/-	Register ue of Stamp or Exem	of Deed's Use On	28 Recording Data			For Dept. Use Only
<i>-</i>	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ued Sizinpor Exem ノマ <i>ちの</i>	The sacismos		Pg 937	1	
Mo. Day 155 Nebraska Department of Rever	<u> </u>	13.46	J	DYOUL	1910	Authorized by Neb. F	Zev. Start. §§ 76-214, 77-1327(2)
Come No ne seconne sonde		nng Day Zans#				-3	

BK2017, Pg 937

State of Nebraske] ss.

County of Webster] Entered on the
numerical index and filed for record in the
Clerk's office of said county this 1a_day
of 17 ay AD, 2017 at 150
o'clock of Percorded in Booke 217
on Page Rtingenberger County Clerk
10-00 Rtingenberger County Clerk
10-00 Assessor Carded



WARRANTY DEED

BreAnna Zimmerman, a single person, GRANTOR, in consideration of FIVE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$5,100.00) receipt of which is hereby acknowledged, convey to PLOWSHARE, L.L.C., a Nebraska Limited Liability Company, and AKLEVAP, L.L.C., a Nebraska Limited Liability Company, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The East half (E½) of Lot Nine (9), and all of Lots Ten (10), Eleven (11) and Twelve (12), Block Eight (8), Original Town of Blue Hill, Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEES that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
 - (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed May /2 , 2017.

Breanna Zimmenmand Breanna Zimmerjaan

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May _/____, 2017, by BreAnna Zimmerman, a single person.

A GENERAL KOTARY - State of Natoraska
DAVID B. GASTWOOD
My Canum. Exp. October 22, 2018

SEAL

Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 05/17/2017 Record: 1 of: 1

Inspected By: SK Inspection Date: 08/05/2015

Parcel ID #: 000302900 Map # : 4133-00-0-20005-008-6190

ZIMMERMAN, BREANNA Situs :502 W NEMAHA ST

Legal :EAST 1/2 LOT 9 & ALL LOTS 10-12 BLOCK

2631 WYANDOTTE STREET 8 ORIGINAL TOWN BLUE HILL

LAS VEGAS, NV 89102-

LOT INFORMATION

Neighborhood: 300 BLUE HILL

Lot Width : 77

Lot Depth : 135

Topography : LEVEL Amenities

Value Method: SF

of Units : 10395

Unit Value : 0.25

Street Access : P,SW,C&G Adjustments :

Utilities : ALL Lot Value : 2,590

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1890/127

Style : Two-Story 51% One-Story 49%

Exterior Wall : 100% VINYL

Floor Area : 2,264
Basement Area : 544

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 4
Baths : 2.0

Heat Type : 75% WARM & COOLED 25% FORCED AIR

Roof Type : COMP SHINGLES

Plumbing Fixt : 7

VALUATION SUMMARY

........

Estimate of Value (Using Cost Approach) \$14,395

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

Improvement Value \$11,805
Land Value \$2,590
FINAL ESTIMATE OF VALUE \$14,395
Value per Square Foot \$5

Current Total Assessed Value for Parcel # 000302900 \$14,395

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

Page 1 of 2

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/17/2017 Record: 1 of: 1 Parcel ID #: 000302900 Map # : 4133-00-0-20005-008-6190 ZIMMERMAN, BREANNA Situs :502 W NEMAHA ST Legal :EAST 1/2 LOT 9 & ALL LOTS 10-12 BLOCK 2631 WYANDOTTE STREET 8 ORIGINAL TOWN BLUE HILL 89102-LAS VEGAS, NV COST APPROACH - Values By Marshall & Swift Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor :0.95 DESCRIPTION Square feet Base SF Cost Total Cost BASIC STRUCTURE COST 2,264 x 69.21 = 156,691**ADJUSTMENTS** Units Unit Cost Area Adi Total Cost ROOFING SUBFLOOR HEATING & COOLING 2,264 1.51 1.51 3,419 PLUMBING Base is: 9 (under base) 2 (2,241) 1176.67 (0.99) BASEMENT COST 544 18.52 4.45 10,075 PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH ADJUSTED STRUCTURE COST 2264 74.18 = 167,944x **IMPROVEMENTS** Units Unit Cost Depr Total_Cost BUILT-IN GARAGE 576 19.83 0.94 11,420 CONCRETE DRIVE 900 4.00 3,600 SHED/AVE 60 2.38 17% 120 * SOLID WALL PORCH 54.96 130 7,145 SLAB W/ROOF & STEPS 198 23.45 4,645

TOTAL REPLACEM	ENT	COST 1	NEW			2264	x	86.02	= 194,755
Depreciation	:	94%	Total	94%	Physical	Functi	onal	Econom	ic
					Less Depr	eciation/Plu	s Appre	ciation :	(183,070)
Improvement Va	lue								\$11,685
Land Value									\$2,590
Lump Sums									120
STIMATE OF VA	LUE	(USIN	THE CO	ST API	PROACH) .				\$14,395
Value per Squa	re Ed	ot							\$5.00

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

Page 2 of 2

PAGE 1 COMMENTS			
BOOK-PAGE 201	7 – 937 date of sa	5-12-2017	
LEGAL DESCRIPTION E	2 Lot 9 + ALL of Lots	10,11,12 Block 8 Original tou	in Blue Hill
LOCATION ID PARCEL(S)		To the state of th	MI PIUC (TII)
assessor location $$	H	ADDRESS OF PROPERTY	
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	2590	6275	88les-
2015	2590	6275	8865
2016	2590	11,805	14,395
SELLING PRICE 5, 1 6		ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE# LOLO	4-91-0014 BH	HOUSE QUALITY 30 HOUSE CONDITION 17	DATE OF CONSTRUCTION (890)
MOBILE HOME WA			

WEBSTER COUNTY ASSESSOR

621 N Cedar St Red Cloud Ne 68970 Phone & Fax (402)746-2717

Deb Langer, Assessor Clerk diwebcoassr@outlook.com

r/w docoddsr.goddioox.dom

SELLER: BREANNA ZIMMERMAN

2631 WYANDOTTE STREET LAS VEGAS, NV 89102

BUYER: PLOWSHARE, LLC & AKLEVAP, LLC C/O STAN PAVELKA

18350 S CONESTOGA AVENUE

BLADEN, NE 68928

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

302900 BOOK /PAGE:

2017-937

DATE OF SALE:

DATE:

5/17/2017

5/12/2017

LEGAL DESCRIPTION:

E1/2 LOT 9, AND ALL OF LOTS 10, 11, 12 BLOCK 8, ORIGINAL TOWN OF BLUE HILL

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

,	What was the total pur	chase							
1	price?	\$				5,100	Yes/No		
	If No explain:	_							
2 Wa	s any personal propert	ty included in th	e sale price?		Yes/No	Pe	rsonal Property	was (circle all tha	ıt apply):
Ap	pliances Furniture	Other (please	explain):						
If t	at is the dollar value o he property is a rental h of the past five year	property and p	-		-	-		s	
5 WH	at expenses have beer	n incurred in ea	ch of the pa	st five year	·s? \$				
6 Ho	w long was the proper	ty on the market	?						
7 We	re any changes made t	to the property e	ither before	or after the	sale?	Ye	s/No		
Œ:	cample: Remodeling	Renovations	Additions	Repairs	Demolition)				
IfY	es explain:				<u>-</u>			. ,	

CONTINUED ON BACK

			cov	ER PAGE PRO	PERTY TRAN	ISFER	Parcel Parcel	wan Granthon	ef
BOOK & PAG	2017-0	738	#PAGE	. 3	GR	ANTEE MASTER NAME	*New- 130	1037 for Anthon 155 + Sharon	Tous
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	615	709	705	720	800	805	1000	1005	
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ا	Pr1113-011	5 P 11	F . 4 9	max + 4	Treat.	will do	in care	of Anthorn .	لاما تســـــــــــــــــــــــــــــــــــ



Real Estate Transfer Statement *To be filed with the Register of Deeds. • Read instructions on reverse side. *If additional space is needed, add an attachment and identify the item.

FORM 521

• if additional space is needed, and an		!
1 County Name 2 County Number	it is signed and items 1-25 are accurately completed 13 Date of Sale/Transfer 14 Date of Deed	
WEBSTER - 91	05 0047 05	yYr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller)	Grantee's Name (Buyer) Anthony & Sharon Krueger Family Trust	
Anthony J. & Sharon V. Krueger Street or Other Mailing Address	Street or Other Mailing Address	
1548 Rd 1600 City State Zip Code Blue Hill NE 68930	1548 Rd 1600	Zip Code
	Phone Number Is the grantee a 501(c)(3) ground	68930 zation? Yes 7 No
Phone Number (402) 756-3625	(402) 756-3625 If Yes, is the grantee a 509(a) for	
Email Address	Email Address	
7 Property Classification Number, Check one box in categories A and B. Check C i	f property is also a mobile home.	
	Property Type	(C)
☑ Improved ☐ Single Family ☐ Industrial	Mineral Interests-Nonproducing State Assesses	i Mobile Home
Unimproved Multi-Family Agricultural [Mineral Interests-Producing Exempt	1
	nd Contract/Memo Partition Shertiff	Other
Bill of Sale Corrective Easement Le		
Cemeiery Death Certificate - Transfer on Death Executor Mo		
9 Was the property purchased as part of an IRS like-kind exchange? A D C S 100 Exchange? Auction Easement Gift		ransfer on Death rustee to Beneficiary
(F.F.C. 9 1001 Emission)		ther (Explain)
11 Was ownership transferred in full? (If No, explain the division.)	12 Was real estate purchased for same use? (If	
√ Yes No		
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives.		.au
Yes No Aunt or Unde to Niece or Nephew Family Corp., F Brothers and Sisters Grandparents		
Ex-spouse Parents and Cr	*	
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and	interest rate.)
	☐ Yes	%
16 Does this conveyance divide a current parcel of fand? Yes No	17 Was transfer firrough a real estate agent or a title company of the agent or title company contact.) Yes	? (If Yes, include the name
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement 6	
Rural Property	same as Grantee	
Webster County, NE		
18a No address assigned 18b Vacant land		
20 Legal Description		
see attached		
21 if agricultural, list total number of acres		
	S S	0.00
22 Total purchase price, including any liabilities assumed	22	
23 Was non-real property included in the purchase? Yes Vo (If Yes, er	ter dollar amount and attach itemized list.) 23	0,00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		0100
25 if this transfer is exempt from the documentary stamp tax, list the exemption	литьег_ <u>19</u>	
Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.	at and that it is, to the best of my knowledge and belief, frue, or	amplete, and
Devid B. Garwood		(402) 746-3613
First or Type Name of Grantee or Authorized Representative	Attornove	Phone Number
Sign Signature of Graries of Authorized Representative	Attorney	_ <u>5 -75-71</u> Date
Here /		
Register of Deed's Use On		For Dept. Use Only
25 Date Deed Recorded 27 Value of Stamp or Exempt Number \$ 5 0 15 v 17 \$ 5 v 20 0 14 19	28 Recording Data RK 2017 D. 938	
MO. Day Pr. The Exempt of Revenue	Authorized by Neb. F	 dev. Stat. §§ 76-214, 77-1327(2)
om: No. 96-259-2008 2-2016 Rev. Supersedes 95-259-2008 Rm. 7-2014		

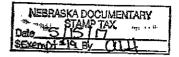
, Anthony Krueger, Single Person 10-3-10

The Northwest Quarter (NW¼) of Section Ten (10), EXCEPT railroad right of way; AND the Northwest Quarter (NW¼); the West Half of the Southwest Quarter (W½SW¼); and the West Half of the East Half of the Southwest Quarter (W½SW¼) of Section Twenty-two (22); AND The West Half of the West Half of the Southeast Quarter (W½W½SE¼) of Section Twenty-four (24), ALL IN Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

The West Half of the Northwest Quarter (W½NW¼) of Section Fifteen (15),
Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County,
Nebraska. Anthony + Sharon Krueger

609078001

State of Nebraska] Ss.
County of Webster]
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 15 day
of Neu AD, 2017, at 44:15
office of said county dis 15 day
office AD AD AD CO



WARRANTY DEED

The Northwest Quarter (NW¼) of Section Ten (10), EXCEPT railroad right of way; AND the Northwest Quarter (NW¼); the West Half of the Southwest Quarter (W½SW½); and the West Half of the East Half of the Southwest Quarter (W½E½SW¼) of Section Twenty-two (22); AND The West Half of the West Half of the Southeast Quarter (W½W½SE½) of Section Twenty-four (24), ALL IN Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska; AND

The West Half of the Northwest Quarter (W½NW½) of Section Fifteen (15), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant with the GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record and existing liens;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed May 15 1 2017.

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

by Anthony J. Krueger & Sharon V. Krueger, husband and wife.

GENERAL NOTARY - State of Netraska DAVID B, GARWOOD My Contail Exp. October 22, 2018

Notary Public

Sharon V. Krueger

CERTIFICATE OF EXEMPTION

The undersigned certifies that the transfer of the property referred to herein is made under such circumstances as to come within Neb. Rev. Stat. 76-902 (19) and that evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue.

REASON FOR EXEMPTION: Grantor(s) are Trustee(s) of a revocable trust for benefit of Grantor(s).

Dated this 15th day of May, 2017.

COVER PAGE PROPERTY TRANSFER

BOOX & PAGE	2017	<u>-939</u>	# PAGE	<u></u> _	_ GR	VANTEE MASTER NAME #	Matthe	以上被
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	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOMESITE	ROSEMONT COMMERCIAL W/SITÉ
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	SITE 1010 GRASS GREEN / GOLF	SAND GREEN / GOLF	1020 RURAL ANIMAL					
PROPERTY CLASS	COURSE 1000	COURSE 2000	CONFINEMENT 4000	9000	9500		RURAL RESIDENTIAL	
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521 ADJUSTMENTS	\$	ng and the same of		_				
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REVIEW CODE	NO							
SALES DATE	5-1	1-2017	7	-				
DEED TYPE								-
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CODE	USABILITY	2 AS ADJUSTED	subchanged	4 SALE NOT TO BE USED	VALID FOR			
LOCATION CODE	BH BLUE HILL	BLA BLADEN	COW	gr Guide Rock	INA (INAVALE	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
COMMENTS_								
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Real Estate Transfer Statement • To be filled with the Register of Deeds. • Read Instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

101

FORM **521**

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number	3 Date of Sele/Transfer 4 Date of Deed
WEBSTER - 91	Wo. Day 11. Wr. Day 11 11.
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) John Sloup	Grantee's Name (Buyer) Matthew J. Patrick
Street or Other Mailing Address 217 N Seward	Street or Other Mailing Address 217 N Seward St
City State Zip Code Red Cloud NE 68970	
Phone Number	Phone Number Is the grantee a 501(c)(3) organization? Yes #402-831-1150 If Yes, is the grantee a 509(a) foundation? Yes
Email Address TVa	Email Address n/a
7 Property Classification Number, Check one box in categories A and B. Check C	if property is also a mobile home.
	Property Type (C)
Improved	Mineral Interests-Nonproducing State Assessed Mobile Hk Mineral Interests-Producing Exempt
☐ IOLL ☐ Commercial ☐ Recreational	
	and Contract/Memo Partition Sheriff Other
	rase Personal Rep. Trust/Trustee neral Quit Claim Warranty
9 Was the property purchased as part of an IRS like-kind exchange?	losure irrevocable Trust Revocable Trust Transfer on Death
(I.R.C. § 1031 Exchange)	Life Estate Sale Trustee to Beneficiary
Yes V No Court Decree Exchange Grant 11 Was ownership transferred in full? (If No, explain the division.)	er Trust Pertition Satisfaction of Contract Other (Explain) 12 Was real estate purchased for same use? (If No, size the intended to
✓ Yes No	Yes No
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary rel	
	Partnership, or £LC
Ex-spouse Parents and C	passage
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
\$48,000	
16 Does this conveyance divide a current parcel of land? V Yes V No	17 Was transfer through a real estate agent or a title company? (If Yes, include the new of the agent or title company contact.)
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
317 N Seward St Red Cloud, NE 68970	Grantee
18a No address assigned 18b Vacant land	
20 Legal Description	
Lots Eight (8) and Nine 9: , Block Twenty (20), Orig	inal Town of Red Cloud, Webster County, Nebrask
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	22 \$ 48,000,00
23 Was non-real property included in the purchase?	nter dollar amount and attach itemized list.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	48,000 <mark>,00</mark>
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and
Matthew J Patrick	<u>4</u> 02- <u>831-1150</u>
SIGN Printer Type Name of Granjee or Authorized Representative	Phone Number Grantee 5/ /2017
1 Milliago / Admitt/	Title Date
liele	Se Purple Man Man
Register of Deed's Use Or 25 Date Deed Recorded 27 Value of Stamp or Exempt Number	28 Recording Data
Mo. 5 Day 16 Yr. 17 \$ 108.00	BL2017, Pg 939
Nebraska Department of Reverue Form No. 95-269-2008 2-2016 Feur Sunersedes 95-269-2008 Rev. 7-2014	Authorized by Neb. Rev. Stat. §§ 76-214, 77-1323

State of Nebraska ss. County of Webster ss.
County of Webster
Entered on the
numerical index and filed for record in the
Clerk's office of said county this 1/e_day
of May AD, 2017 at 8:47
o'clock A M. Recorded in Book 2017
on Page 93.9
Deb Klingenberger County Clerk
10.00 BB Donety
IndCompAssessorCarded
www.anuh-manningon amena

NEBRASKA DOCUMENTARY STAMP TAX Date 5-16-17 \$ 208.00 By BB

Return to: Southern Title, LLC P O Box 221 Red Cloud, NE 68970

Executed

WARRANTY DEED

John Sloup, a single person, Grantor, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Matthew J. Patrick, conveys to Grantee, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Eight (8) and Nine (9), Block Twenty (20), Original Town of Red Cloud, Webster County, Nebraska

Grantor covenants, jointly and severally, (if more than one) with Grantee that Grantor;

- (1) is lawfully seised of such real estate and that it is free from encumbrances;
- (2) has legal power and lawful authority to convey the same;

,2017.

(3) warrants and will defend title to the real estate against the lawful claims of all persons.

-AD	
_	
	
	re me on May 1Hh, 2017 by John Sloup,
	\mathcal{L}
	Lina J. Mein
	Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 05/18/2017 Record: 1 of:

Inspection Date: 09/09/2016 Inspected By: TS

: 4491-00-0-10005-020-0000 Parcel ID #: 000111200 Map #

Situs :317 N SEWARD ST PATRICK, MATTHEW J.

:LOTS 8 & 9 BLOCK 20 ORIGINAL TOWN RED Legal

CLOUD 317 N SEWARD STREET

RED CLOUD, NE 68970-

LOT INFORMATION

Neighborhood: 200 RED CLOUD

Value Method: Lot Width 50 SF 2 # of Units : 7100 Lot Depth 142

Amenities Unit Value : 0.09 Topography

Adjustments: Street Access :

Lot Value 625 Utilities

PHYSICAL INFORMATION

: 1982/35 : 1 - Single Family Year Built/Age

Effective Age : 30 - Average Quality : 25 - Fair+ Remodel Date Condition Remodel Type Arch Type

Style : One-Story 100% Exterior Wall : 100% SIDING

1,028 Floor Area Basement Area : 1,028

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2 Baths : 2.0

: 100% WARM & COOLED Heat Type

: COMP SHINGLES Roof Type

Plumbing Fixt : 8

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$24,895

Estimate of Value (Using Market Approach) -----

Estimate of Value (Using Model)

Model # and Description

Calculations 0×0

FINAL ESTIMATE

Improvement Value \$24,270 Land Value \$625 \$24,895 FINAL ESTIMATE OF VALUE 24 Value per Square Foot Current Total Assessed Value for Parcel # 000111200 \$24,895

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

Page 1 of 2

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/18/2017 Record: 1 of: 1

Parcel ID #: 000111200 Map # : 4491-00-0-10005-020-0000

PATRICK, MATTHEW J. Situs :317 N SHWARD ST
Legal :LOTS 8 & 9 BLOCK 20 ORIGINAL TOWN RED

317 N SHWARD STREET
RED CLOUD, NE 68970-

COST APPROACH - Values By Marshall & Swift
Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95

DESCRIPTION Square feet Base SF Cost Total Cost BASIC STRUCTURE COST 1,028 x 84.90 = 87,277 Units Unit Cost Area Adj Total Cost **ADJUSTMENTS** ROOFING SUBFLOOR 1,028 2.01 2.01 2,066 HEATING & COOLING 2.01 (1.09) PLUMBING Base is: 9 (under base) 1 1176.67 (1,121)1,028 16.58 920 26.12 16.58 23.38 BASEMENT COST 17,048 PARTITION FINISH 24,030 RECREATIONAL FINISH MINIMUM FINISH 1028 x 125.78 = 129,302ADJUSTED STRUCTURE COST Units Unit Cost Depr Total Cost IMPROVEMENTS 336 26.16 0.83 8,790 ATTACHED GARAGE CONCRETE DRIVE 900 4.00 3,600 BRICK VENEER/EXTRA 104 4.04 420 OPEN PORCH W/ROOF 84 19.33 1,625 44 6.80 42% 175 * OPEN SLAB/FAIR NOT ATT 30 18.63 OPEN SLAB STEPS 560

Depreciation	:	83% Total	80% Physical	17% Func	cional	Econor	nic
- 1			Less Depr	eciation/P	lus Appre	ciation :	(120,200)
							
mnrovement V	alue				. <i>.</i>		\$24,095
improvement Va	alue						\$24,095 \$625
and Value							
Land Value Lump Sums FUNG	C/BASI	EMENT/FOUND/1	/2 ROOF/DRYWALL				\$625

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

Page 2 of 2

- - - -

оок-рабе <u>(</u>)() [7 -	DATE OF SALE	5-11-2017	
		riginal lown Red Cloud	
	0 1115 <i>0</i> 0		
	< <u>C</u>	ADDRESS OF PROPERTY	N Seward Street
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	625	63535	64 160
2015	625	34 745	(35-390)
2016	625	24 270	24 895
ELLING PRICE 48, DO	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
	64 -0000	HOUSE QUALITY 30 HOUSE CONDITION 2	

WEBSTER COUNTY ASSESSOR

621 N Cedar St Red Cloud Ne 68970 Phone & Fax (402)746-2717

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

SELLER: JOHN SLOUP

217 N SEWARD

RED CLOUD, NE 68970

BUYER: MATTHEW J. PATRICK

317 N SEWARD STREET RED CLOUD, NE 68970

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

1112000 BOOK /PAGE:

2017-939

DATE OF SALE:

DATE:

5/19/2017

5/11/2017

LEGAL DESCRIPTION:

LOTS 8, 9, BLOCK 20, ORIGINAL TOWN OF RED CLOUD

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What was	the total purc	hase			•			
1	price?	\$				48,000	Yes/No	
If No (explain:							
2 Was any per	sonal property	included in the	sale price?		Yes/No	Pe	rsonal Property v	was (circle all that apply):
Appliances	Furniture	Other (please e	xplain):					
	rty is a rental	the personal property and p			_	_		<i>s</i>
5 What expen	ses have been	incurred in ea	ch of the pas	t five year.	s? :	s		
6 How long w	as the property	on the market	?					
7 Were any ch	anges made to	the property ei	ther before o	r after the	sale?	Ye	s/No	
(Example: I	Remodeling	Renovations	Additions	Repairs	Demolition	1)		
If Yes explai	in:	. <u>.</u> .						T-1444

CONTINUED ON BACK

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017	-963	#PAGES	5	GR	ANTEE MASTER NAME#		
PARCEL#/ LING NUMBER		000/62	705	<u>001 300</u>	400/4	2675	<u>00130</u>	<u> </u>
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GHBORHOOD #	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	203	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	≠ EXEMPT	game & Parks		Suburban	
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ADJUSTMENTS :	\$							
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	USASILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED .	VALID FOR MEASUREMENT			
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	* /¥ *** * 7	Same and	· ·		1./1	<u> </u>		

Nebraska Department of REVENUE

Real Estate Transfer Statement •To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

100

FORM **521**

	The deed will not be recorded	i unless this state	men	t is signed and i	tems 1-25 are acci	urately compl	eted.	
1 County Name	2 County Number			3 Date of Sale/Tra		4 Date of De		4 2017
	WEBSTER - 91				y 1 Yr. 2017			1 Yr. 2017
	dress, and Telephone (Please Print)	_			e, Address, and Teler	hone (Please P	rint)	
Grantor's Name (Seller) James E. Harris) s & Agnes H. Archer, a/k/a A	anes H. Archer	Ha	Grantee's Name (See Attache	d d			
Street or Other Mailing 1940 Bateman	Address			Street or Other Ma	ailing Address			
City Hastings	State NE	Zip Code 689		City		State		Zip Code
Telephone Number (402) 469-1648				Telephone Numbe		rtee a 501 (c)(3) o ne grantee a 509		
Email Address				Email Address	· ' -			
7 Property Classificat	tion Number. Check one box in categ	ories A and B. Chec	k C if	property is also a	mobile home.			
(A) Status			(B)	Property Type		· ·		(C)
√ Improved	Single Family	iustrial		Mineral Interests	-Nonproducing	State Ass	essed	Mobile Home
Unimproved		ricultural screational		Mineral Interests	-Producing	Exempt		
8 Type of Deed	Conservator	Distribution	Lan	d Contract/Memo	Partition	Sherit!	Ot	her
Bill of Sale Cemetery	Corrective Death Certificate - Transfer on Death	<u></u>]Lea]Min		Personal Rep. Quit Claim	☐ Trust/Trustee ✓ Warranty		
9 Was the property purpart of an IRS like-ki	irchased as 10 Type of Transfer	Distribution	orecic	osure Irrevocal	ble Trust Revocab	le Trust	=	er on Death
(LR.C. § 1031 Excha	ange)	느 느	ift	Life Esta	···		=	e to Beneficiary
Yes V N	No Court Decree Iferred in full? (If No, explain the division		ranto	r Trust Partition		ion of Contract sed for same us		(Explain) state the intended use.)
√ Yes □ N	No				√Yes No_			
	ween relatives, or if to a trustee, are the	_		ives? (If Yes, check artnership, or LLC	the appropriate box.) Sett		Other_	
✓ YesN	 Aunt or Uncle to Niece or Nep Brothers and Sisters 	= '		ardiesino, or pro- nd Grandchild	Spouse		Olifei	
	Ex-spouse	Parents ar			Step-parent a	nd Step-child		
	narket value of the real property?				age assumed? (If Yes,	state the amour	it and inter	rest rate.)
SEE	ATTACHED			Yes Yes	No \$	ent or a title con		Yes, include the name
Yes V	e divide a current parcel of land? lo				title company contact		· ·	No
18 Address of Property				19 Name and Add	ress of Person to Who	m the Tax States	nent Shoul	ld be Sent
				See attach	ed.			
18a 📝 No address ass	signed 18b Vacant land							
20 Legal Description								
See attached	, .•							
21 If agricultural, list total	I number of acres							•
	ice, including any liabilities assume	d				22		1,00
	perty included in the purchase?		s, en	ter dollar amount	and attach itemized	l (ist.) 23		0 ₁ 00
24 Adjusted purchase	e price paid for real estate (line 22)	minus line 23)				24		1,00
25 If this transfer is ex	xempt from the documentary stam;	n tax. fist the exemp	tion	number NRS§	76-901(5)(a)			
Und	fer penalties of law, I declare that I ha	ive examined this state	emen	t and that it is, to the	ne best of my knowled	dge and belief, t	rue, compl	ete, and
	nd that I am duly authorized to sign this as Pauley	statement						(402) 462-5187
Print or To	pe Name of Grantee or Authorized Rep	presentative					<u>F</u>	hone Number
sign	(hus Sta	W/			Attomey		<u>£</u> <u>\$</u>	<u>ナル・17</u>
here signature	of Grantee or Afthorized Refreschilation	~ /	ī	ītle)zie
	/ Regi	ster of Deed's Use	On!	y			F	or Dept. Use Only
26 Date Deed Recorded	27 Value of Stamp or	Exempt Number		28 Recording Data	0 01 = 5			
	0 Yr. 2017 \$ Exempt	# 5a		<u> </u>	Pg 963-9	67		
Nebraska Department of Reve	anue			•	<i>,</i>	Austorized by	Med. Rev. 51	tal §§ 76-214, 77-1327(2)

6. Debra L. Worthman 613 E. 15th Street Cozad, NE 69130 (308) 784-2298

> Julia A. Dixon 3015 Laredo Drive Lincoln, NE 68516 (402) 770-3607

Craig A. Archer 413 S. Broad Street Mechanicsburg, PA 17055 (717) 525-0907

14. \$190,960

\$1,645

\$90,780

19. Debra L. Worthman 613 E. 15th Street Cozad, NE 69130 (308) 784-2298

> Julia A. Dixon 3015 Laredo Drive Lincoln, NE 68516 (402) 770-3607

Craig A. Archer 413 S. Broad Street Mechanicsburg, PA 17055 (717) 525-0907

20. Agnes H. Archer's one-half interest in and to the following:

The South Half of the Northwest Quarter (SIMWA) of Section (1), and the East Half of the Northeast Quarter (EIMEA) of Section Two (2), all in Township (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

The North Half of the Northwest Quarter (N-NW4) of Section (1), Township Four (4) North, Range Nine (9), West of the Sixth (6th) P.M., Webster County, Nebraska and a parcel of land in Section Two (2), Township Four (4) North, Range Nine (9), West of the Sixth (6th) P.M., Webster County Nebraska, described as follows:

A plot of ground in the East Half of the Northeast Quarter (E4NE4) of Section Two (2), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County Nebraska, described by metes and bounds as follows:

Beginning at a point on the East line of said ENNEW, 2-4-9 Webster Co., Nebr., 856 feet south of the north east corner, thence due north along the east line of said ENNEW, 856 ft. to the north east corner of said ENNEW, thence due west along the north line of said ENNEW 133 ft., thence due south 559 feet, thence in a southeasterly direction at an angle where such line will meet the point of beginning.

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-16-77
\$ Exempt 45- By BB

Return to: Conway, Pauley & Johnson, P. C. P. O. Box 315 Hastings, NE 68902-0315

WARRANTY DEED

James E. Harris and Agnes H. Archer Harris, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other valuation consideration, received from GRANTEES, Craig A. Archer, a married person, Debra L. Worthman, a married person and Julia A. Dixon, a married person, convey to GRANTEES as tenants in common, the following described real estate (as defined in Neb. Rev. Stat., Section 76-201):

Agnes H. Archer's one-half interest in and to the following: The South Half of the Northwest Quarter (S½NW¾) of Section (I), and the East Half of the Northeast Quarter (E½NE¾) of Section Two (2), all in Township (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

AND

The North Half of the Northwest Quarter (NNN) of Section (1), Township Four (4) North, Range Nine (9), West of the Sixth (6th) P.M., Webster County, Nebraska and a parcel of land in Section Two (2), Township Four (4) North, Range Nine (9), West of the Sixth (6th) P.M., Webster County Nebraska, described as follows:

A plot of ground in the East Half of the Northeast Quarter (ENNEW) of Section Two (2), Township Four (4) North, Range Nine (9), West of the 6th P.M., Webster County Nebraska, described by metes and bounds as

follows:

Beginning at a point on the East line of said ELNEW, 2-4-9 Webster Co., Nebr., 856 feet south of the north east corner, thence due north along the east line of said ELNEW, 856 ft. to the north east corner of said ELNEW, thence due west along the north line of said ELNEW 133 ft., thence due south 559 feet, thence in a southeasterly direction at an angle where such line will meet the point of beginning.

Subject to a life estate to Agnes H. Archer Harris for the full use, control, income and possession of the described property for and during the natural life of Agnes H. Archer Harris.

GRANTORS covenants (jointly and severally, if more than one) with GRANTEES that GRANTORS:

- (1) are lawfully seized of such real estate and that it is free from encumbrances;
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

EXECUTED <u>511</u>		, 2017.
		James E. Harris
		Agnes H. Archer Harris
STATE OF NEBRASKA)) ss.	
COUNTY OF ADAMS)	
The foregoing	instrument	was acknowledged before me on the

The foregoing instrument was acknowledged before me on the 197 day of 700, 2017, by James E. Harris and Agnes H. Archer Harris, husband and wife.

GENERAL NOTARY - State of Neopaska DOUGLAS G PAULEY My Comm. Exp. October 3, 2017

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017_		# PAGE	5 980	. GR	ANTEE MASTER NAME #	ADAM ML AND JILUSA	M. MOHLMAN
PARGEL # /		19370				-	DUNONAL	4 130
DOCSTAMPS	157.5					-		
			* 54CEC	:2		-		
SALES FILE#			# FAGES					
NEIGHBORHOOD #	1	103	105	200	205	300	305	400
- -	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	red Cloud Residential	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIA
	405	500	505	510	515	600	605	51.0
	BLADÉN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	808	1000	1005
:	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOYVILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA!
	1010	1015	1020					
	GRASS GREEN / GOUF COURSE	SAND GREEN / GOUF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2020	4030	9000	9500	 	RURAL RESIDENTIAL	
1	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	game & Parks	·	NORAL RESIDENTIAL	
į					•		SUBURBAN	
TAX DISTRICT_	195							
TOTAL SALE PRICE	70000							
521 ADJUSTMENTS	\$	_						
SOR ADJUSTMENTS :	\$							
REVIEW CODE	NO							
SALES DATE_	5/12/2017							
DEED TYPE_	J'							
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	/ 1)	2	3	4	5			
į.	(/	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR			
	USABILITY				MEASUREMENT			
LOCATION CODE	SH	BLA	cow	GR	MEASUREMENT INA	RC	ROS	RUR
LOCATION CODE		BLA BLADEN ::-	COWLES	GR GUIDE ROCK		RC RED CLOUD	ROS ROSEMONT	RUR RURAL
LOCATION CODE	EH	BLADEN			INA	1		
	EH	BLADEN			INA	1		

Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

FORM 521

s radiuonal space to money and		
	ent is signed and items 1-25 are accurately completed 3 Date of Sale/Transfer 4 Date of Deed	ă
1 County Name 2 County Number	3 Date of Sale/Transfer Mo. 05 Day 12 Yr. 2017 4 Date of Deed Mo. 05 D	Day 09 Yr. 2017
WEBSTER - 91	6 Grantee's Name, Address, and Telephone (Please Print)	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller)	Grantee's Name (Buyer)	
Kurt and Kristi Allen	Adam M. & Jillisa M. Mohlman	
Street or Other Mailing Address P.O. Box 453	Street or Other Mailing Address 1106 Saline	
City State Zip Code Blue Hill NE 68930		Zip Code 68930
Phone Number (402) 460-0823	Phone Number 402 - 164 - 2697 Is the grantee a 501(c)(3) organ from the grantee a 509(a) for	
Email Address N/A	Email Address	
7 Property Classification Number. Check one box in categories A and B. Check C	if property is also a mobile home.	
	B) Property Type	(C)
✓ Improved ✓ Single Family Industrial	Mineral Interests-Nonproducing State Assesse	ed Mobile Home
☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ Recreational	Mineral Interests-Producing Exempt	
8 Type of Deed Conservator Distribution L	and Contract/Memo Partition Sheriff	Other
☐ Bill of Sale ☐ Corrective	ease Personal Rep. Trust/Trustee	
		Transfer on Death
9 Was the property purchased as part of an IRS like-kind exchange? 18 Type of Transfer	Lifie Estate 🗸 Sale	Trustee to Beneficiary
	ntor Trust Partition Satisfaction of Contract	Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.) Yes No	12 Was real estate purchased for same use? (I	f No, state the intended use.)
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary re	latives? (If Yes, check the appropriate box.)	
		ther
Brothers and Sisters Grandparents	and Grandchild Spouse	
Ex-spouse Parents and		
14 What is the current market value of the real property?	15 Was the mortgage assumed? (If Yes, state the amount an	d interest rate.)
\$70,000	Yes ✓ No \$	v2 (If Voc. include the name
18 Does this conveyance divide a current parcel of land?	of the agent or title company contact.) Yes Town &	Country Realty No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement	
1106 Seline Blue Hill, NE 68930	Same As No. 6 Above	
18a No address assigned 18b Vacant land		
20 Legal Description		
All of Lot Ten (1) and the West One-Half (W 1/2) of	Lot Fleven (11) Block Four (4) Hoos	er's Addition to
the Village of Blue Hill, Webster County, Nebraska	according to the recorded plat thereo	f
the village of Blue Hill, webster County, Nebraska	according to the recorded plat therec	·1.
21 If agricultural, list total number of acres		
22 Total purchase price, including any liabilities assumed	22 \$	70,000,00
	enter dollar amount and attach itemized list.)	ale .
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$ 	70,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exemptic	on number	
Under penalties of law, I declare that I have examined this statem	ent and that it is, to the best of my knowledge and belief, true,	complete, and
conect, and that I am duly authorized to sign this statement.		402-469-2697
Printyor Type Name of Grantee or Authorized Representative	5	Phone Number
sign () M. M.		E"1 - 1
	Buyer	
here Signature of Grantee or Authorized Representative	Title U	Date
here Signature of Grantee or Authorized Representative Register of Deed's Use C		5/12/17 Date For Dept. Use Only
here Signature of Grantee or Authorized Representative	Title Unity 28 Recording Data 8 K2017, Pa 980	5/12/17 Date For Dept. Use Only

Form No. 95-269-2008 2-2016 Rev. Supersedes 95-269-2008 Rev. 7-2014

State of Nebraska | Ss.
County of Webster | Entered on the numerical index and filed for record in the Clerk's office of seid county this 171 day of 1712 | AD, 2017 at 102 12 o'clock A M. Recorded in Book 2017 on Page 1820 | See Negative 1820 | County Clerk 3 10 20 | ISS Deputy Ind Comp Assessor Carried

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5 - 19 - 17
S 157.50 By BZ

Return to: Prairie Talle, Inc., P.O. Box 309, Hastings, NE 68902

JOINT TENANCY WARRANTY DEED

KURT ALLEN AND KRISTI ALLEN, husband and wife, GRANTORS, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, convey to ADAM M. MOHLMAN AND JILLISA M. MOHLMAN, husband and wife, GRANTEES, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. Section 76-201):

All of Lot Ten (10) and the West One-Half (W %) of Lot Eleven (11), Block Four (4), Hoover's Addition to the Village of Blue Hill, Webster County, Nebraska, according to the recorded plat thereof.

GRANTORS covenant (jointly and severally, if more than one) with GRANTFES that GRANTORS:

 are lawfully seized of such real estate and that it is free from encumbrances except easements and restrictions of record;

(2) have legal power and lawful authority to convey the same;
(3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed: May 9th ,2017.

| County of Adams | SS:

My commission expires: 815-17

GRETCHEN A. ESCH

GRETCHEN A. ESCH

My Comm. Exp. Aug. 15, 2017.

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 05/26/2017 Record: 1 of: 1

Inspected By: CJ Inspection Date: 09/09/2015

Parcel ID #: 000332600 Map # : 4133-00-0-20055-004-9370

MOHLMAN, ADAM M. & JILLISA M. Situs :1106 W SALINE ST

Legal :LOT 10 & W1/2 LOT 11 BLOCK 4 BLUE HILL

1106 SALINE HOOVERS ADDITION

BLUE HILL, NE 68930-

LOT INFORMATION

Value Method:

of Units :

Adjustments:

SE

10125

0.25

Neighborhood: 300 BLUE HILL

Lot Width : 75 Lot Depth : 135

Topography : LEVEL Amenities Unit Value :

Street Access : A,C&G,PW,BL

Utilities : ALL Lot Value : 2,525

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1972/45

Quality : 20 - Fair Effective Age : Condition : 30 - Average Remodel Date : Arch Type : Remodel Type :

Style : One-Story 100% Exterior Wall : 100% VINYL Floor Area : 1,248

Floor Area : 1,248
Basement Area : 1,248

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2 Baths : 1.0

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$63,050

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

 Improvement Value
 \$60,525

 Land Value
 \$2,525

 FINAL ESTIMATE OF VALUE
 \$63,050

 Value per Square Foot
 48

 Current Total Assessed Value for Parcel # 000332600
 \$63,050

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

Page 1 of 2

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/26/2017 Record: 1 of: 1

Parcel ID #: 000332600 Map # : 4133-00-0-20055-004-9370

MOHLMAN, ADAM M. & JILLISA M. Situs :1106 W SALINE ST
Legal :LOT 10 & W1/2 LOT 11 BLOCK 4 BLUE HILL

1106 SALINE
BLUE HILL, NE 68930-

COST APPROACH - Values By Marshall & Swift
Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95

	DESCR	IPTION			
		Square fee	t Ba	<u>se SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,248	x	68.94	= 86,037
<u>adjustments</u> ROOFING SUBFLOOR		<u> Units</u>	<u>Unit Cost</u>	Area Adj	Total Cost
HEATING & COOLING		1,248	1.90	1.90	2,371
PLUMBING Base is: 7	(under base)	2	922.14	(1.40)	(1,747)
BASEMENT COST		1,248	16.30	16.30	20,339
PARTITION FINISH RECREATIONAL FINISH MINIMUM FINISH		511	29.07	11.90	14,855
ADJUSTED STRUCTURE COST		1248	x	97.64	= 121,855
IMPROVEMENTS NO GARAGE		<u>Units</u>	Unit Cost	Depr	Total Cost
DET GAR FAIR CONC		288	16.20	27%	3,405 *
CONCRETE DRIVE/FAIR		170	4.28	27%	530 *
SHED DIRT/LOW		180	6.27	37%	710 *
WOOD DECK		544			5,145

TOTAL REPLACEM						·-		-
Depreciation	:	56%	Total	56% Physical Less Der	Func reciation/P	tional lus Appre	Economiciation :	nic (71,120)
Improvement Va Land Value	lue .							\$55,880 \$2,525 4,645
estimate of VA				OST APPROACH)				\$63,050 \$48.00

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

Page 2 of 2

WEBSTER COUNTY ASSESSOR

621 N Cedar St Red Cloud Ne 68970 Phone & Fax (402)746-2717

Deb Langer, Assessor Clerk diwebcoassr@outlook.com

DATE: 5/12/2017

SELLER: KURT AND KRISTI ALLEN

PO BOX 453

BLUE HILL, NE 68930

BUYER: ADAM M. AND JILLISA M. MOHLMAN

1106 SALINE

BLUE HILL, NE 68930

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

332600 BOOK /PAGE:

2017-980

DATE OF SALE:

5/12/2017

LEGAL DESCRIPTION:

ALL OF LOT 10 AND THE 1/2 OF LOT 11, BLOCK 4, HOOVERS ADDITION TO THE VILLAGE OF

BLUE HILL.

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

	What was the total pur	chase						
1	price?	\$			70	0,000	Yes/No	
	If No explain:							
2	Was any personal proper	ty included in the	sale price?		Yes/No	Pe	rsonal Propert	y was (circle all that apply):
	Appliances Furniture	Other (please ex	xplain):					
	What is the dollar value of the property is a rental each of the past five year.	l property and pr						\$
5	What expenses have bee	n incurred in eac	h of the past fi	ve years:	? \$_			
6	How long was the proper	ty on the market?						
7	Were any changes made	to the property eit	ther before or at	fter the s	ale?	Ye	es/No	
	(Example: Remodeling	Renovations	Additions Re	epairs :	Demolition)			
	If Yes explain:							

CONTINUED ON BACK

		KURT AND KRISTI ALLEN TO ADAM AND JILLISA M. MOHLA	//AIN
OOK-PAGE 2017-980	DATE OF SALE 5/	12/2017	
GAL DESCRIPTION ALL OF I	OT TEN (10) AND THE W1/2 OF LOT 11, BLOCK 4, HOOVERS	ADDITION TO THE VILLAGE OF BLUE HILL	
CATION ID PARCEL(S) 932600	19370		
SESSOR LOCATION BLUE HI	LL.	ADDRESS OF PROPERTY 1106 W	SALEINE STREET
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	2525	64885	67410
2015	2525	64 885	107410
2016	2525	Leo, \$25	63050

LLING PRICE	70000 521 ADJUSTMENT	ASSESSOR ADJŲSTMENT	ADJUSTED SELLING PRICE
CHOOL BASE # 6104 9	1-0074 HOUSE	QUALITY 20 HOUSE CONDITION	30 DATE OF CONSTRUCTION 97

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	2017-	<u>-1008-101</u>	D #PAGES	_5	. GR	ANTEE MASTER NAME #	Dovid	A Man
PARCEL#/ FILING NUMBER	∞1316	300/63	540	34-4-	7		Lipovs	Ky (LE
		1				-	/ lamas	1.1:00
	6.		-			-	- 61a	rixe
DOC STAMPS	tvem		•					
SALES FILE#	104		# PAGES		·			
NEIGHBORHOOD #	1	100	105'	200	205	<u>9</u> 00	305	400
(AGRICULTURAL	guide röck Residential	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	SLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOMESTÉ	ROSEMONT COMMERCIAL W/SITE
	51 5	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1820					
	GRASS GREEN / GOLF COURSE	5AND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT				-	
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS			
	1,>					<u>I</u>	SUBURBAN	
TAX DISTRICT	<u> 150 </u>	±						
TOTAL SALE PRICE								
521 ADJUSTMENTS	\$							
SSOR ADJUSTMENTS	\$							
REVIEW €DÉ	NO							
SALES DATE	5-18	TICE						
DEED TYPE	ILD	- 45						
SALE QUAL	Ver	ADJUSTED	SUBCHNGO	NO	MOBILE			
CODE	YES							
	1 USABILITY	2 AS ADJUSTED	3 Subchanged	SALE NOTTO BEUSED	5 Arms Length/Not	:		
	COPUSE I I				VALID FOR MEASUREMENT	-		
LOCATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR
	8ThE HIIT	BLADEN	COWLES	GUIDE ROCK	INAVALE	KEO CLOUD	ROSEMONT	RURAL
COMMENTS	Life	Estate	for	David	+ Nanc	u Lif	DVSKY	!
	Corar	we J	ames L	Lipo	WSKY	<u> </u>		
			·	·			"	
•								



Real Estate Transfer Statement

FORM 521

• To be filed with the Register of Deeds. • Read instructions on reverse side.

• If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and Items 1-25 are accurately completed. 3 Date of Sale/Transfer 4 Date of Deed 2 County Number County Name 2017 5__ Day_ 18 Yr. 2017 Mo. 5 Day 18 Yr. WEBSTER - 91 6 Grantee's Name, Address, and Telephone (Please Print) 5 Grantor's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Grantor's Name (Seller James L. Lipovsky David Lipovsky & Nancy L. Lipovsky Street or Other Mailing Address 30380 Road H Street or Other Mailing Address P.O. Box 206 Zip Code 68938 Zip Code 68938 Cit Fairfield NE NE Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Phone Number (402) 469-0140 Yes No Phone Number (402) 726-2177 Yes No Email Address Email Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (B) Property Type (C) (A) Status Single Family Mobile Home Improved Industrial Mineral Interests-Nonproducing State Assessed ✓ Unimproved Mineral Interests-Producing Exempt Multi-Family ✓ Agricultural LIOL Commercial Recreational 8 Type of Deed Distribution Land Contract/Memo Partition Sheriff Other_ Conservator Bill of Sale Corrective Tesement l ease Personal Rep. Trust/Trustee ✓ Warranty Quit Claim Cemetery Death Certificate - Transfer on Death Executor Mineral ☐ Irrevocable Trust ☐ Revocable Trust Transfer on Death Was fine property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) 10 Type of Transfer Distribution Foreclosure Auction ☐ Fasement Gift ✓ Life Estate Sale Trustee to Beneficiary ✓ No Court Decree Partition Satisfaction of Contract Other (Explain) Exchange Grantor Trust Yes 12 Was real estate purchased for same use? (If No, state the intended use.) 11 Was ownership transferred in full? (If No, explain the division.) **√** Yes No. ✓ Yes No 13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.) Other Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Seif √ Yes Grandparents and Grandchild Spouse Brothers and Sisters Parents and Child Step-parent and Step-child Ex-spouse 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes **√** No \$297.685 15 Does this conveyance divide a current percel of land? Was transfer through a real estate agent or a fitle company? (If Yes, include the name of the agent or title company contact.) Yes Yes 19 Name and Address of Person to Whom the Tax Statement Should be Sent 18 Address of Property See #5 18a 🗸 No address assigned 18b Vacant land 20 Lecal Description See Attachment 240 21 If agricultural, list total number of acres 22 Total purchase price, including any liabilities assumed 22 23 0100 24 Adjusted purchase price paid for real estate (line 22 minus line 23) 25 If this transfer is exempt from the documentary stamp tax, list the exemption number 5a Under penalties of law, I declare that Thave examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. (402) 362-5506 Kelly M. Thomas Phone Number antee or Arthorized Representative Print or Type N 5-18-2017 Attomey at Law Title Signature of Grante here For Dept. Use Only Register of Deed's Use Only 27 Value of Stamp or Exempt Number 26 Date Deed Recorded Day 3 Exempt & So Authorized by Neb. Rev. Stat. 55 75-214, 77-1327(2)

Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014

Grantee—Retain a copy of this document for your records.

Schedule "A" Webster County

The Southwest Quarter (SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4) of Section Thirty-four (34), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

State of Nebraska] ss.
County of Webster] Entered on the
runnerical index and filed for record in the
Clerk's office of said county this 22 day
of May AD, 2017 at 11:36
o'clook A M. Reported in Book 2017
or Page 1008-1010
Deb Klingenberger County Clerk
12200 ASSessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 5-22-17 \$Exempt S. By BR

Return to:

Kelly M. Thomas NSBA #18233 . 408 N. Platte Ave., Ste. A York, NE 68467 (402) 362-5506

WARRANTY DEED

(Reserving Life Estate for benefit of Grantors)

David J. Lipovsky, also known as David Lipovsky, and Nancy L. Lipovsky, Husband and Wife, Grantors, in consideration of One Dollar, love and affection, and other good and valuable consideration received from Grantee, James L. Lipovsky, hereby bargain, sell, grant, and convey to Grantee the following-described real estate (as defined in Neb. Rev. Stat. §76-201):

See attached schedule "A"

Reserving and excepting therefrom, however, a life estate for the use and benefit of Grantors, David J. Lipovsky and Nancy L. Lipovsky, and retaining for their benefit the full use, control, income and possession of the property for and during their natural life times.

Grantors covenant with Grantee that Grantors:

- are lawfully seised of such real estate and that it is free from encumbrances except easements, restrictive covenants and restrictions of record;
 - have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed on May/8, 2017.

WIVA (PADUS 11) David J. Lipovsky, Grantor

Nancy L. Lipovsky, Grantor

STATE OF NEBRASKA)
County of York)
The foregoing instrument was acknowledged before me on May 2017 by David
J. Lipovsky, also known as David Lipovsky, and Nancy L. Lipovsky, Husband and Wife.
GENERAL NOTARY - State of Nebreska KELLY M THOMAS KELLY M THOMAS Notary Public
My commission expires 7EBRIARY 7, 2013.

BK2017, Pg 1010

Schedule "A" Webster County

The Southwest Quarter (SW1/4) and the West Half of the Southeast Quarter (W1/2SE1/4) of Section Thirty-four (34), Township Four (4) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska.

COVER PAGE PROPERTY TRANSFER

BCOK & PAGI	2017.	DIL	# PAGES	_3	GR	ANTEE MASTER NAME#	Cryst	al L. For
PARCEL#; FILING NUMBER		5200/	18010			_	DUNCH	130 130
		· ·				_		
DOCSTAMPS	<u>56.25</u>	>	_					
SALES FILE			_ #PAGES_					
EGHBORHOOD #			177		205	300	305	400
	1 AGRICULTURAL	100 GUIDEROCK	GUIDE ROCK	RED CLOUD	RED CLOUD COMMERCIAL	SLUE HILL RESIDENTIAL	BLUE HILL . COMMERCIAL	BLADEN RESIDENTIAL
		RESIDENTIAL &	COMMERCIAL	RESIDENTIAL				~~
	405	500 COWLES W/ HOME	505 COWLES NO HOME	510 COWLES	515 COWLES	600 ROSEMONT W/HOME	605 ROSEMONT/NO	610 ROSEMONT
	BLADEN COMMERCIAL	SITE		COMMERCIAL W/SITE		SITE	HOMESITE	COMMERCIAL W/SITE
	S15	700	705	720	800	805	1000	1005
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME	inavale/ no homé site	inavale commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
						1	RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	
	RESIDENTIAL /	COMMERCIAL	AGRICULTURAL	EXEMPT	game & Parks		RURAL RESIDENTIAL	
TAX DISTRICT	25	COMMERCIAL COMMERCIAL	agricultural	EXEMPT	GAME & PARKS			
	25	200	agricultural	EXEMPT	GAME & PARKS			
OTAL SALE PRICE	25	2000)	agricultural	EXEMPT	GAME & PARKS			
TAL SALE PRICE	25	900	AGRICULTURAL	EXEMPT	GAME & PARKS			
OTAL SALE PRICE	25 24, s	2000)	AGRICULTURAL	EXEMPT	GAME & PARKS			
OTAL SALE PRICE 1 ADJUSTMENTS R ADJUSTMENTS	25 24, s s	900		EXEMPT	GAME & PARKS			
TOTAL SALE PRICE ADSUSTMENTS REVIEW CODE	25 24, s s	200 3-201 D		EXEMPT	GAME & PARKS			
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OTAL SALE PRICE 11 ADJUSTMENTS R ADJUSTMENTS REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	25 24, s s NO 5-23 USABILITY	200) ADRUSTED 2	SUBCHNGD 5	NO 4	MOBILE 5 ARMS LENGTH / NOT	RC:		
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Real Estate Transfer Statement • To be filed with the Register of Deeds. • Read Instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

	The deed will not be re-	orded unless this stateme	nt is signed and items 1-25 are accurately com	
1 County Name	2 County Nu		3 Date of Sale/Transfer 4 Date of	Deed
-	WEBSTER - 91		Mo. 04 Day Yr. 2017 Mo. (04 DayYr. 2017
5 Grantor's Name, A	idress, and Telephone (Please i	rint)	6 Grantee's Name, Address, and Telephone (Piease	Print)
Grantor's Name (Selle	HT) .		Grantee's Name (Buyer)	
Katelyn M. Duf	fy and Kent P. Duffy		Crystal L. Fountaine Street or Other Mailing Address	
2408 Road H	Address .		540 University Street	
City Guide Rock	State NE	Zip Code 68942	City State Guide Rock NE	Zip Code 68942
Phone Number	J. 1.	00012	Phone Number Is the grantee a 501 fcK3) organization? Yes √ No
			If Yes, is the grantee a 5	09(a) foundation? Yes No
Email Address		•	Email Address	·
7 Property Classific	ation Number. Check one box is	categories A and B. Check C	if property is also a mobile home.	
(A) Status		(E) Property Type	(C)
✓ [mproved	✓ Single Family	ndustrial l	Mineral Interests-Nonproducing State A	ssessed Mobile Home
Unimproved	Multi-Family	Agricultural	Mineral Interests-Producing Exemp	₹
☐ lOLL	Commercial	Recreational		
8 Type of Deed	Conservator	= =	nd Contract/Memo Partition Sheriff	Other
Bill of Sale	Corrective		ase Personal Rep. Trust/Trust Personal Rep. Trust/Trust Personal Rep. Warranty	98 ,
Cemetery	Death Certificate - Transfer on			Transfer on Death
 Was the property part of an IRS like 	kind exchange?		losure Irrevocable Trust Revocable Trust Life Estate Sale	Trustee to Beneficiary
(I.R.C. § 1031 Exc	ianga)	EasementGiti cree □ Exchange □ Gran	or Trust Partition Satisfaction of Contrac	= -
	No Court De sterred in full? (If No, exptain the	,	12 Was real estate purchased for same	
	No		📝 Yes 🔲 No	
13 Was the transfer be	tween relatives, or if to a trustee, o	are the trusior and beneficiary rel	tives? (If Yes, check the appropriate box.)	
☐ Yes 🗹	_		Partnership, or LLC Self	Other
—	Brothers and Sisters	Grandparents	and Grandchild	
	Ex-spouse	Parents and C		
14 What is the current t	market value of the real property?	***************************************	15 Was the mortgage assumed? (If Yes, state the amo	ount and interest rate.)
\$16,740			Yes V No \$	%
	e civide a current parcel of land?		17 Was transfer through a real estate agent or a title of the agent or title company contact.)	
Yes V				
18 Address of Property			19 Name and Address of Person to Whom the Tax Sta	tement Should be Sent
540 Universi	ty Street, Guide Ro	ck, NE 68942	Grantee	
18a 🗍 No address as	signed 155 \ Vacantilan	ŧ		
20 Legal Description	adier ion [] assertion			
- ·	•		•	
See attached	1			•
	•			
21 If agricultural, list tot	al cumber of acres			
Z1 41 egrozazio, noi so		·		
22 Total purchase p	rice, including any liabilities a	sumed		24,900,00
_			nter dollar amount and attach itemized list.) 23	
	perty included in the purchas			01.000.00
24 Adjusted purchas	se price paid for real estate (li	ne 22 minus line 23)	2 4	24,900,00
SE If this transfer is	exempt from the documentary	stamp tax. list the exemption	number .	
Un	der penatties of law, I declare the	at I have examined this stateme	nt and that it is, to the best of my knowledge and belief	, true, complete, and
	and that I am duly authorized to si			412 207 7718
120	THUN YI.) / IT F U.		Phone Number
sign	Type means or capation of mulana	en impreseñana	Granton	06-72-17
	e of Grantee or Authorizett Repre	sentative	THE	Date
here 'Signatur	O C. Caprice of Partifolistic Andrea			
		Register of Deed's Use O		For Dept. Use Only
26 Date Deed Recorded		imp or Exempt Number	28 Reporting Data	
Mo. S Day A	3 vr. 17 \$ 56	. ユン	15 12 2017, 18 1016 Authorized	by Neb. Rev. Stat. §§ 76-214, 77-1327(2)
Nebraska Department of Flat From No. 96-269-2008 2-201	venue 6 Rev. Suporsedes 96-289-2008 Rev. 7	2014	Political Economics	- J

The West Seventy (W 70) feet of Lot One (1), and the West Seventy (W 70) feet of the North Forty (N 40) feet of Lot Two (2), and the North Three (N 3) feet of Lot Eighteen (18), and all of Lots Nineteen (19), Twenty (20) and Twenty-one (21), all in Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska, according to the recorded plat therof.

State of Nebraska) County of Webster	55.
numerical index and i	Skri for record in the
of May AD.	.201 / at / = / U
OR Page 1016	County Clerk
*/ <i>0-00</i> indCompAss	## Deputy

NEBRASKA DOCUMENTARY STAMP TAX Date_5-23-17 S SC.25 By_BB_

Prepared by: Theobald Law Office P O Box 423 Red Cloud, NE 68970

WARRANTY DEED

Katelyn M. Duffy, formerly known as Katelyn M. Giger, and Kent P. Duffy, husband and wife, Grantors, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration received from Grantee, Crystal L. Fountaine, convey to Grantee the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The West Seventy (W 70) feet of Lot One (1), and the West Seventy (W 70) feet of the North Forty (N 40) feet of Lot Two (2), and the North Three (N 3) feet of Lot Eighteen (18), and all of Lots Nineteen (19), Twenty (20) and Twenty-one (21), all in Block One (1), Talbot's Addition to Guide Rock, Webster County, Nebraska, according to the recorded plat therof.

Grantors covenant, jointly and severally, with Grantee that Grantors:

(1) are lawfully seised of such real estate and that it is free from encumbrances;

(2) have legal power and lawful authority to convey the same;

(3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed May 23, 2017.

Katelyn M. Duffy

STATE OF

SSS.

COUNTY OF

SSS.

The foregoing instrument was acknowledged before me on May 23, 2017 by Katelyn M. Duffy, formerly known as Katelyn M. Giger, and Kent P. Duffy, wife and husband.

A GENERAL NOTARY - State of Nebraska AFLENE M. DELKA My Comm. Exp. 18ay 20, 2018 Urlene M Delka Notary Public

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 05/26/2017 Record: 1 of:

Inspection Date: 10/17/2013 Inspected By: SK

Map # : 4487-00-0-40020-001-0000 Parcel ID #: 000615200

FOUNTAIN, CRYSTAL L. Situs :540 UNIVERSITY ST

Legal :W70' LOT 1 & W70' N40' LOT 2 & N3' OF 18 & ALL 19 THRU 21 BLK 1 GUID E ROCK

540 UNIVERSITY STREET

TALBOTS ADD GUIDE ROCK, NE 68942-

LOT INFORMATION

100 GUIDE ROCK Neighborhood :

Value Method: Lot Width ٦ : # of Units : 16800 Lot Depth 16800

Unit Value : Amenities 0.01 : LEVEL Topography

Street Access : BLACKTOP Adjustments :

Lot Value 165 : ALL Utilities

PHYSICAL INFORMATION

: 1900/117 Year Built/Age : 1 - Single Family Type

Effective Age : 40 - Good Quality Remodel Date Condition : 30 - Average Remodel Type Arch Type

: One-Story 100%

Exterior Wall : 100% METAL/STEEL

Floor Area 1,032 ż Basement Area :

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2 Baths : 1.0

: 100% BASEBOARD ELEC Heat Type

: COMP SHINGLES Roof Type

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$18,115

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

 0×0 Calculations

FINAL ESTIMATE

Improvement Value \$17,950 \$165 Land Value \$18,115 FINAL ESTIMATE OF VALUE 17 Value per Square Foot \$18,115 Current Total Assessed Value for Parcel # 000615200

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/26/2017 Record: 1 of: 1

Parcel ID #: 000615200 Map # : 4487-00-0-40020-001-0000

FOUNTAIN, CRYSTAL L. Situs :540 UNIVERSITY ST

Legal :W70' LOT 1 & W70' N40' LOT 2 & N3' OF

540 UNIVERSITY STREET 18 & ALL 19 THRU 21 BLK 1 GUID E ROCK

GUIDE ROCK, NE 68942- TALBOTS ADD

COST APPROACH - Values By Marshall & Swift
Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95

	DESCR	IPTION			
		Square fee	et Ba	se SF <u>Cost</u>	Total Cost
BASIC STRUCTURE COST		1,032	x	110.49	= 114,026
<u>ADJUSTMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	Area Adj	Total Cost
ROOFING		1,032	(1.34)	(1.34)	(1,383)
SUBFLOOR					
HEATING & COOLING		1,032	(0.49)	(0.49)	(506)
PLUMBING Base is: 12	(under base)	7	1910	(12.31)	(12,704)
BASEMENT COST				0.00	
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
				•	- ——
ADJUSTED STRUCTURE COST		1032	x	96.35	= 99,433
IMPROVEMENTS		<u> Units</u>	Unit Cost	Depr	Total Cost
ATTACHED GARAGE		440	32.24	0.87	14,185
YARD SHED/LOW/96SQ		1	100.00	0%	100 *
SLAB W/ROOF & STEPS		50	41.20		2,060
SOLID WALL PORCH		124	72.71		9,015
SOLID WALL PORCH		200	63.02		12,605

TOTAL REPLACEM	ENT (COST 1	NEW			1032	x	133.04	- =	137,300
Depreciation	:	87%	Total	87%	Physical	Func	tional	Econo	mic	
					Less Depr	eciation/P	lus Appre	eciation :	((119,450)
Improvement Va	lue		-							\$17,850
Land Value										\$165
Lump Sums										100
estīmāte of va	LUE	(USIN	THE COST	T APE	PROACH) .					\$18,115
Value per Squa	re E	not-								\$17.00

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

Page 2 of 2

WEBSTER COUNTY ASSESSOR

621 N Cedar St Red Cloud Ne 68970 Phone & Fax (402)746-2717

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com



DATE: 5/30/2017

SELLER: KATELYN M. DUFFY AND KENT P DUFFY

2408 ROAD H

GUIDE ROCK, NE 68942

BUYER: CRYSTAL L. FOUNTAINE

540 UNIVERSITY STREET GUIDE ROCK, NE 68942

RE: RESIDENTIAL PROPERTY SALES VERIFICATION

PARCEL ID:

615200 BOOK/PAGE:

2017-1016

DATE OF SALE:

5/23/2017

LEGAL DESCRIPTION:

WEST 70 FEET LOT 1, AND THE WEST 70 FEET OF NORTH 40 FEET OF LOT 2, THE NORTH 3 FEET OF LOT 18, AND ALL OF LOTS 19, 20, 21, ALL IN BLOCK 1, TALBOTS ADDITION TO

GUIDE ROCK

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office. *If we do not hear from you within 15 days we will calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What v	vas the total purchas	•			
1	price?	\$		24,900	Yes / No
IfN	o explain:				
2 Was any	personal property in	cluded in the sale price?	Yes/No	Pers	sonal Property was (circle all that apply):
Appliance	es Furniture Off	ner (please explain):			
		personal property that wa			
If the pro	perty is a rental pro	perty and produces incom	ne, what rent has bed	en charged _.	for it in \$
4 each of th	ie past five years?				
5 What exp	enses have been inc	urred in each of the past	five years?	<u> </u>	
6 How long	was the property on	the market?			
7 Were any	changes made to the	property either before or	after the sale?	Yes	/ No
(Example	: Remodeling Re	novations Additions I	Repairs Demolition	1)	
if Yes exp	olain:				

CONTINUED ON BACK

PAGE 1 COMMENTS	Katelyn Coiger Duff	Ry to Crystal Fountai	«LC»
	- 1016 DATE OF SALE	,	
LEGAL DESCRIPTION	70 feet of Lot(1)	West 70' 1/40 feet Lot a	2 N3 Lot 18 and
LOCATION ID PARCEL(S)	540 University - C	West 70' N) 40 feet Lot 2 1 all in Block 1, Talbots 2006/5200/18010	Addition to Guide Rock
	udeRock '	ADDRESS OF PROPERTY 54	,
YFAR	LAND	IMPROVEMENTS	TOTAL
2014	165	12,190	12,355
2016	165 110	12,190	/2/355
$\frac{\Delta U(V)}{V}$	163	16,575	16, 740
		·	
			·
SELLING PRICE SLY, C	700 521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # 6/05	5-125-0011	HOUSE QUALITY 40 HOUSE CONDITION 30	DATE OF CONSTRUCTION 1903
MOBILE HOME V/A			

COVER PAGE PROPERTY TRANSFER

BOOK & PAG	<u> 2017-1</u>	034	# PAGE	<u> </u>	_ GF	RANTEE MASTER NAME (<u>. Kichai</u>	d Albe
PARCEL # FILING NUMBE		800/ 124	40	13-4	-10	_	ouneist	1:0 10481
		r	· · ·					₹
DOC STAMP.	1:687	7,50	_		-	-		
SALES FILE :	10	le	# PAGE	s	_			
NEIGHBORHOOD (•			-			
	1	250	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	red Cloud Residential	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	S10	515	600	605	8 10
	BLADEN COMIMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	515	700	705	710	200	805	1000	1005
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1,000	2006 ·	4000	9000	9500			
	RESIDENTIAL	COMMERCIAL.	AGRICULTURAL	EXEMPT	GAME & PARKS		RURAL RESIDENTIAL	<u></u>
	3 m			•			SUBURBAN	
TAX DISTRICT	_/85_							
TOTAL SALE PRICE	75C), DOC	<u> </u>	_				
521 ADJUSTMENTS	ę	*						
•		<u></u>		•		•		
SSOR ADJUSTMENTS	\$			•				
REVIEW CODE	NO	_	_					
SALES DATE	<u> 3-15</u>	<u>5-20</u>	Transaction of the Property of					
DEED TYPE	<u> </u>	<u>D</u>						
SALE QUAL	YES	ADJUSTED	SUBCHINGD	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOTTO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
EDCATION CODE	BH	BLA	cow	GR	INA	RC	ROS	RUR
	BLUEHILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	· ··· <u>- · · · · · · · · · · · · · · · · </u>		•				<u>-</u>	
COMMENTS_								
 _								
_							18	

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side. 106
• If additional space is needed, add an attachment and identify the item.

FORM **521**

- Il additional space is needed, a	iuu an	atendrifficht ein hendry the itelli.	1
The deed will not be recorded unless this sta	tement	is signed and items 1-25 are accurately con	npleted.
1 County Name 2 County Number		3 Date of Sale/Transfer 4 Date of	
WEBSTER-91		Mo. 03 Day 15 Yr. 2017 Mo	05 Day 15 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)		5 Grantee's Name, Address, and Telephone (Pleas	ie Print)
Grantor's Name (Sellet) McKinney & Sons, L.P.		Grantee's Name (Buyer) Richard Alber	
Street or Other Mailing Address		Street or Other Mailing Address	
4021 Douglas Blvd	-	2025 Rd !	7-04
City State Zip Cox Granite Bay CA 95	746	City State Blue Hill NE	: Zip Code 68930
Phone Number (916) 798-0995		Phone Number (402) 469-2273 Is the grantee a 501(c)(
Email Address		(402) 469-2273 If Yes, is the grantee a 5 Email Address	509(a) foundation? Yes No
			·
7 Property Classification Number. Check one box in categories A and B. Che			
(A) Status	(B)	Property Type	(C)
Improved Single Femily Industrial	<u> </u>		Assessed Mobile Home
✓ Unimproved Multi-Family ✓ Agricultural	L	Mineral Interests-Producing Exemp	pt
[OUL Commercial Recreational	<u> </u>		·
8 Type of Deed Conservator Distribution Bit of Sale Corrective Easement	Leas	i Contract/Memo Partition Sheriff Personal Rep. Trust/Trust	Other
Cemetery Death Certificate - Transfer on Death Executor	Mire		.
9 Was the property purchased as 10 Type of Transfer Distribution	Foreclo		Transfer on Death
part of an IRS like-kind exchange? Auction Easement	Gift	Life Estate Sale	Trustee to Beneficiary
	Grantor	Trust Partition Satisfaction of Contract	ct Other (Explain)
11 Was ownership transferred in full? (If No, explain the division.)		12 Was real estate purchased for same	use? (If No, state the intended use.
✓ Yes No			
13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficia	-	· · · · · · · · · · · · · · · · · · ·	T as
		rtnership, cr LLC Self d Grandchild Spouse	Other
☐ Brothers and Sisters ☐ Grandpa ☐ Ex-spouse ☐ Parents :		= :	
14 What is the current market value of the real property?		5 Was the mortgage assumed? (If Yes, state the am	ount and interact rate)
are the are sometiments and or the root property.	-	☐Yes ✓ No \$	%
16 Does this conveyance divide a current parcel of land?		7 Was transfer through a real estate agent or a title of	
Yes 🗹 No		of the agent or title company contact.) Tyes_	🔽 No
18 Address of Property	1	9 Name and Address of Person to Whom the Tax Sta	itement Should be Sent
Rural Property		same as Grantee	
Webster County, Nebraska	1		
18a No address assigned 18b Vacant land			
28 Legal Description	4.		
The Southeast Quarter (SE1/4) of Section Thirte	•	(4) North, R	lange Ten (10),
West of the 6th P.M., Webster County, Nebraska	a .		
21 If agricultural, list total number of acres160 +/			
			<u>e </u>
22 Total purchase price, including any liabilities assumed		22	* 750,000¦00
23 Was non-real property included in the purchase? Yes No (If Y	as enta	er dollar amount and attach itemized list.) 23	s 0,00
			5 750 000 po
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	• • • • • •	24	750,000,00
25 If this transfer is exempt from the documentary stamp tax, list the exem	ption n	umber	
Under penalities of law, I declare that I have examined this statement, and that I am duly authorized to sign this statement.	stement	and that it is, to the best of my knowledge and belief	i, true, complete, and
Dayid B. Garwood			(402) 746-3613
Brint or Type Name of Grantes of Authorized Representative			Phone Number
sign Jave & Shurter		Attorney	<u> 5-25-17</u>
here Signature of Grantee or Authorized Representative	Til	В	Dafe
Register of Deed's Us	e Only		For Dept. Use Only
25 Date Deed Recorded 27 Value of Stamp or Exempt Number		8 Recording Data	
Mo. 5 Day 25 Yr. 17 \$ 1687.50] ,	BK2017,89 1034	
ebraska Department of Revenue		Authorized	by Neb. Rev. Stat. §§ 76-214, 77-1327(2)

Neorasia Department of Reviews
Form No. 96-269-2008 2-2016 Rev. Supersedes 96-269-2008 Rev. 7-2014
Grantiee.—Retain a copy of this document for your records.

State of Nebraska) County of Webster Entered on the numerical index and filed for record in the 's office of said county this 2 AD, 20/7

NEBRASKA DOCUMENTARY

WARRANTY DEED

McKinney & Sons, L.P., a California limited partnership, GRANTOR, in consideration of SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$750,000.00) receipt of which is hereby acknowledged, conveys to Richard Alber, a single person, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE1/4) of Section Thirteen (13), Township Four (4) North, Range Ten (10), West of the 6th P. M., Webster County, Nebraska.

GRANTOR covenants (jointly and severally, if more than one) with the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except roads and highways, easements and restrictions of record;
 - (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

MCKINNEY & SONS, L.P.

STATE OF CALIFORNIA, COUNTY OF Placer

The foregoing instrument was acknowledged before me on _ , 2017, by Gerald D. McKinney and John C. McKinney, General Partners of

Mckinney & Sons, L.P. on behalf of the Partnership.

Comm. expires

Tamony Bradley Notary Public

TAMMY READ! FY Commission # 2130394 Netary Public - California Piacer County

Ph/Fax (402) 746-3613

Page I of I pages

WEBSTER COUNTY ASSESSOR

621 N Cedar St Red Cloud Ne 68970 Phone & Fax (402)746-2717

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

SELLER: MCKINNEY & SONS, L.P.

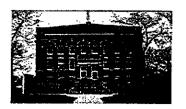
4021 DOUGLAS BLVD

GRANITE BAY, CA 95746

BUYER: RICHARD ALBER

2025 RD T

BLUE HILL, NE 95746



DATE:

5/30/2017

RE: AGRICULTURE PROPERTY SALES VERIFICATION

PARCEL ID:

1707800 BOOK/PAGE:

2017-1034

DATE OF SALE:

3/15/2017

LEGAL DESCRIPTION:

THE SE1/4 13-4-10

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office.

If we do not hear from you within 15 days, we will be calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What V	Vas the total purchase								
1 price?	\$			750,0	000	Yes/No	>		
lf	No explain:								
2 Was an	y personal property included in the sale	price?	Ϋ́es	/No	Perso	nal Prop	erty was (circle all that a	pply):
Pivot	Irrigation Pipe (Above ground / Buriec	l) Motor	Machiner	y Grai	n / Crops	s Other	r (please e	xplain):	
3 What is	the dollar value of the personal propert	y that was it	included in	the purc	hase pric	:e?	\$	··· <u>·</u>	
4 If this s	ale was involved in a 1031 like kind exc	hange; is it s	going to a h	olding co	mpany?		Yes/N	(o	
5 How los	ng was the property on the market?								
How di	d you learn that the property was for sale	? Circle							•
6 one:			Adve	rtising	Broker/	Realtor	Family	Newspaper	Seller
Prior Kı	nowledge Other (please explain):		<u></u>						
7 How wa	as the sale price set? Circle one:	Appraisal	Auction	Compa	rable Ne	ighborho	od Sales	Mutual Agre	ement
Set by :	Seller Other (please explain):						CON	TNUED ON B	ACK
							-		

EGAL DESCRIPTION SE114 13-4-10			
CATION ID PARCEL(S)	201707800-66640		
SESSOR LOCATION	uval	ADDRESS OF PROPERTY Ru	rul 5E14 13-4-10
YEAR	LAND	improvements	TOTAL
2014	562,225		562 225
2015	729 215		562 225 729,215
2016	725 080	/ /	725,080
-			
· · · · · · · · · · · · · · · · · · ·			
	,		
			
ING PRICE 1250, 8	200 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE

MOBILE HOME / V

PARCEL(S)

1707800

EQUIP IRRIGATION WELL	EQUIP IRRIGATION BOSTWICK	EQUIP IRRIGATION GOTTSCH WASTE WATER	EQUIP IRRIGATION CREEK	EQUIP IRRIGATION REPUBLICAN RIVER	EQUIP IRRIGATION STREAM	EQUIP IRRIGATION WELL / BOSTWICK	EQUIP IRRIGATION UNKNOWN SOURCE
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1 A1 E	1A1 B E	1A1 F E	1A1 K E	1A1 R E	1A1 \$ E	1A1 V E	1A1 U E
1A E	1A B E	1A F E	1A K E	1A R E	1A S E	1A V E	1A U E
2A1 E	2A1 B E	2A1 F E	2A1 K E	2A1 R E	2A1 S E	2A1 V E	2A1, U E
2A E	2A B E	2A F E	2A K E	2A R E	2A \$ E	2A V E	2A U E
SA1 E	3A1 B E	3A1 F E	3A1 K E	3A1 R E	3A1 S E	3A1 V E	3A1 U E
SA E	3A B E	3A F E	3A K E	3A R E	3A S E	3A V E	3A U E
4A1 E	4A1 B E	4A1 F E	4A1 K E	4A1 R E	4A1 S E	4A1 V E	4A1 U E
4A E	4A B E	4A F E	4A K E	4A R E	4A S E	4A V E	4A U E
TOTAL	TOTAL	TOTAL					
	i o i i i	TUTAL	TOTAL	TOTAL.	TOTAL	TOTAL	TOTAL
CREP IRRIGATION WELL	CREP IRRIGATION BOSTWICK	CREP IRRIGATION GOTTSCH WASTE WATER	CREP IRRIGATION CREEK	TOTAL CREP IRRIGATION REPUBLICAN RIVER	TOTAL CREP IRRIGATION STREAM	CREP IRRIGATION WELL / BOSTWICK	TOTAL CREP IRRIGATION UNKNOWN SOURCE
IRRIGATION	CREP IRRIGATION	CREP IRRIGATION GOTTSCH WASTE	CREP IRRIGATION	CREP IRRIGATION	CREP IRRIGATION	CREP IRRIGATION WELL / BOSTWICK	CREP IRRIGATION UNKNOWN SOURCE
IRRIGATION WELL	CREP IRRIGATION BOSTWICK	CREP IRRIGATION GOTTSCH WASTE WATER	CREP IRRIGATION CREEK	CREP IRRIGATION REPUBLICAN RIVER	CREP IRRIGATION STREAM ACRES	CREP IRRIGATION WELL / BOSTWICK ACRES	CREP IRRIGATION UNKNOWN SOURCE ACRES
IRRIGATION WELL ACRES	CREP IRRIGATION BOSTWICK ACRES	CREP IRRIGATION GOTTSCH WASTE WATER ACRES	CREP IRRIGATION CREEK ACRES	CREP IRRIGATION REPUBLICAN RIVER ACRES	CREP IRRIGATION STREAM ACRES 1A1 S P	CREP IRRIGATION WELL / BOSTWICK ACRES 1A1 V P	CREP IRRIGATION UNKNOWN SOURCE ACRES 1A1 U P
IRRIGATION WELL ACRES 1A1 P	CREP IRRIGATION BOSTWICK ACRES 1A1 B P	CREP IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F P	CREP IRRIGATION CREEK ACRES 1A1 K P	CREP IRRIGATION REPUBLICAN RIVER ACRES 1A1 R P	CREP IRRIGATION STREAM ACRES	CREP IRRIGATION WELL / BOSTWICK ACRES 1A1 V P	CREP IRRIGATION UNKNOWN SOURCE ACRES 1A1 U P
IRRIGATION WELL ACRES 1A1 P	CREP IRRIGATION BOSTWICK ACRES 1A1 B P	CREP IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F P	CREP IRRIGATION CREEK ACRES 1A1 K P	CREP IRRIGATION REPUBLICAN RIVER ACRES 1A1 R P	CREP IRRIGATION STREAM ACRES 1A1 S P 1A S P	CREP IRRIGATION WELL / BOSTWICK ACRES 1A1 V P 1A V P 2A1 V P	CREP IRRIGATION UNKNOWN SOURCE ACRES 1A1 U P 1A U P 2A1 U P
IRRIGATION WELL ACRES 1A1 P 1A P 2A1 P	CREP IRRIGATION BOSTWICK ACRES 1A1 B P 1A B P 2A1 B P	CREP IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F P 1A F P 2A1 F P	CREP IRRIGATION CREEK ACRES 1A1 K P 1A K P 2A1 K P	CREP IRRIGATION REPUBLICAN RIVER ACRES 1A1 R P 1A R P	CREP IRRIGATION STREAM ACRES 1A1 S P 1A S P 2A1 S P	CREP IRRIGATION WELL / BOSTWICK ACRES 1A1 V P 1A V P 2A1 V P	CREP IRRIGATION UNKNOWN SOURCE ACRES 1A1 U P 1A U P 2A1 U P
IRRIGATION WELL ACRES 1A1 P 1A P 2A1 P	CREP IRRIGATION BOSTWICK ACRES 1A1 B P 1A B P 2A1 B P	CREP IRRIGATION GOTTSCH WASTE WATER ACRES 1A1 F P 1A F P 2A1 F P 2A F P	CREP IRRIGATION CREEK ACRES 1A1 K P 1A K P 2A1 K P	CREP IRRIGATION REPUBLICAN RIVER ACRES 1A1 R P 1A R P 2A1 R P	CREP IRRIGATION STREAM ACRES 1A1 S P 1A S P 2A1 S P 2A S P	CREP IRRIGATION WELL / BOSTWICK ACRES 1A1 V P 1A V P 2A1 V P	CREP IRRIGATION UNKNOWN SOURCE ACRES 1A1 U P 1A U P 2A1 U P

Date of Print : 05/26/2017

Parcel #

001707800

2025 RD T

Current Owner:

ALBER, RICHARD

Map #

4133-13-4-0-0-66640

Tax District Neighborhood

185

1

Greenbelt Area/Date

NO

Legal Description: SE1/4 13-4-10

BLUE HILL, NE 68930-0000

Soll Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
4148	HOLDREGE SOILS, 7-11% SLOPES	DRY	4D1	No		10,00	2,190	21,900	21,900
2671	HOLDREGE SILT LOAM, 3-7% SLO	PDRY	3D1	No		2.10	2,265	4,755	4,755
2669	HOLDREGE SILT LOAM, 1-3% SLPI	B DRY	1D	No		1,60	2,705	4,330	4,330
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4D	No	_	0.60	2,190	1,315	1,315
					Dry Use Totals :	14,30		32,300	32,300
2671	HOLDREGE SILT LOAM, 3-7% SLO	GRAS	3G1	No		0.10	1,425	1,45	145
3561	HOBBS SILT LOAM, OCCASIONALL	(GRAS	2G1	No		2.10	1,425	2,995	2,995
4148	HOLDREGE SOILS, 7-11% SLOPES	, GRAS	4G1	ИО		3.00	1,425	4,275	4,275
4138	HOLDREGE SILT LOAM, 7-11% SL	GRAS	4G1	No		1.00	1,425	1,425	1,425
41,47	HOLDREGE SOILS, 3-7% SLOPES,	GRAS	3G	Ио	<u>.</u>	0.70	1,425	1,000	1,000
					Grass Use Totals	: 6.90		9,840	9,840
3561	HOBBS SILT LOAM, OCCASIONALL	Y TRRG	2A1	No		9.00	4,930	44,370	44,370
2671	HOLDREGE SILT LOAM, 3-7% SLO	P IRRG	3 A 1	No		7,20	4,775	34,380	34,380
4138	HOLDREGE SILT LOAM, 7-11% SL	O IRRG	4A1	No		27.60	4,740	130,825	130,825
4148	HOLDREGE SOILS, 7-11% SLOPES	, IRRG	4A1	No		70.30	4,740	333,220	333,220
2521	COLY-HOBBS SILT LOAMS, 0-30%		4A	No		17.40	4,740	82,475	82,475
2669	HOLDREGE SILT LOAM, 1-3% SLP	E IRRG	1A	No	•	3,00	4,930	14,790	14,790
				٠	Irrg Use Totals :	134.50		640,060	640,060
ROAD	COUNTY ROAD	ROAD	ROAD	No	_	4.00	0	0	0
					Road Use Totals :	4.00		0	0
					Parcel Totals :	159.70		682,200	682,200

			COV	ER PAGE PRO	PERTY TRAN	SFER		
BOOK & PAGE	2017-	035	# PAGES	5	G R	ANTEE MASTER NAME#	RIChan	d Albei
PARCEL#/ FILING NUMBER		N.C.	-				Reil 7	rulf
HIME NOWDER	<u> </u>	<u> </u>	-		***		#12	917)
	<u> </u>		-			-		2-10
DOC STAMPS			-					
SALES FILE#	10		#PAGES	5				
N⊟GHBORHOOD#		100	105	260	205	300	305	400
A PARTY S	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	S10	515	600	60\$	510
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COMPEZ NO HOWE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL / NO SITE	ROSEMONT W/HOME STIE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	70∕S	720	800	803	1000	1005
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	\ inavale commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	Sand Green/Golf Course	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	5000	9500		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL (AGRICULTURAL) exempt	GAME & PARKS			
1	105			· · · · · · · · · · · · · · · · · · ·		1	Suburban	<u>"</u>
TAX DISTRICT		7 -						
TOTAL SALE PRICE		<u> </u>						
521 ADJUSTMENTS	s — C	-				<u>.</u>		
ASSESSOR ADJUSTMENTS	\$							
REVIEW CODE	NO	,	•					
SALES DATE	S 2	5-17						
DEEDTYPE	W	>						
SALE QUAL	YES	ADJUSTED	SUBCHNGD	(NO)	MOBILE			
CODE	1	2	<u> </u>	(4)	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED .	ARMS LENGTH / NOT VALID FOR	•		
LOCATION CODE				-	MEASUREMENT INA	RC	ROS	RUR
	BLUE HITT	BLA BLADEN	cowles	GR GUIDEROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
1	0~	'alad	Q:J.	ard A	Ther	Leu T	rust.	
COMMENTS_		of #		<u> </u>	: EFC.1	<u>, ~ ∪ / 1</u>		
_	EXEM	1	1 1					



Real Estate Transfer Statement

FORM To be filed with the Register of Deeds.
 Read instructions on reverse side. 521 If additional space is needed, add an attachment and identify the item. The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed. County Name 2 County Number 3 Date of Sale/Transfer 4 Date of Deed Yr. 2017 Mo. 05 Day 2017 Ma. 05 Day WEBSTER - 91 Yr. 5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Grantes's Name (Buyer) Richard Alber Revocable Trust Richard Alber Street or Other Mailing Address 2025 Rd T Street or Other Mailing Address 2025 Rd T City Blue Hill Zip Code 68930 State NE City Blue Hill State Zip Code 68930 Phone Number (402) 469-2273 Phone Number (402) 469-2273 is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Email Address Fmail Address 7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Industrial Improved Single Family Mineral Interests-Nonproducing State Assessed Mobile Home Unimproved Multi-Family Agricultural Mineral Interests Producing Exempt LIOT Commercial ☐ Recreational Distribution 8 Type of Deed Land Contract/Memo . Partition Sheriff Other Bill of Sale Easement Lease Personal Rep. Trust/Trustee Cemetery Death Certificate - Transfer on Death Executor Mineral Quit Claim Warranty 9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer ☐ Distribution Foreclosure Irrevocable Trust / Revocable Trust Transfer on Death (I.R.C. § 1031 Exchange) Auction Easement Gift Life Estate Trustee to Beneficiary Sale Court Decree **√** No Yes Satisfaction of Contract Exchange Grantor Trust Partition Other (Explain) 11 Was ownership transferred in full? (If No, explain the division.) 12 Was real estate purchased for same use? (If No, state the intended use.) √ Yes . No ✓ Yes ☐ No. 13 Was the transfer between relatives, or if to a trustee, are the truster and beneficiary relatives? (If Yes, check the appropriate box.) √ Yes Aunit or Uncle to Niece or Nephew Family Corp., Partnership, or LLC ✓ Self Other Grandparents and Grandchild Brothers and Sisters Spouse Parents and Child ☐ Executive Step-parent and Step-child 14 What is the current market value of the real property? 15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) V No 16 Does this conveyance divide a current parcel of land? Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes. Yes V No √ No 18 Address of Property 19 Name and Address of Person to Whom the Tax Statement Should be Sent Rural Property same as Grantee Webster County, Nebraska 18a No address assigned 18b Vacant land 20 Legal Description The Southeast Quarter (SE1/4) of Section Thirteen (13), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska. 160 +/-21 If agricultural, list total number of acres 0.00 22 0.00 28 Was non-real property included in the purchase? Tyes V No (If Yes, enter dollar amount and attach itemized list.) 23 0100 25 If this transfer is exempt from the documentary stamp tax, list the exemption number $\frac{19}{19}$ Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement. David B. Garwood (402) 746-3613 Phone Number Attorney

here

26 Date Deed Recorded

Register of Deed's Use Only 28 Recording Data 27 Value of Stamp or Exempt Number

For Dept. Use Only

Form No. 96-269-2008 2-2016 Rev. Super des 96-269-2008 Pev. 7-2014 Authorized by Neb. Rev. Stat. \$5 76-214, 77-1327(2)

Grantee-Retain a copy of this document for your records.

Title

CERTIFICATE OF EXEMPTION

The undersigned certifies that the transfer of the property referred to herein is made under such circumstances as to come within Neb. Rev. Stat. 76-902 (19) and that evidence supporting the exemption is maintained by the undersigned and is available for inspection by the Nebraska Department of Revenue.

REASON FOR EXEMPTION: Grantor(s) are Trustee(s) of a revocable trust for benefit of Grantor(s).

Dated this 25th day of May 2017.

State of Nebraska | ss.
Coursy of Webster | ss.
Entered on the
numerical index and filed for record in time
Cient's office of seid county this 25 day
of Diet AD, 2017, at 2:50
o'clock | M, Recorded in Book 2017
on Page 10 35
Deputy Cient
Ind. Comp. Assessor County Cient

NEBRASKA DOCUMENTARY STAMP TAX Date 5-25-17 \$Example By BK

WARRANTY DEED

Richard Alber, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and transfer to trust for benefit of Grantor, receipt of which is hereby acknowledged, conveys to Richard Alber, Trustee of the Richard Alber Revocable Trust under agreement dated June 7, 2016, GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

The Southeast Quarter (SE¼) of Section Thirteen (13), Township Four (4) North, Range Ten (10), West of the 6th P. M., Webster County, Nebraska.

GRANTOR covenants with the GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances; except easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed May 25, 2017.

Richard alber

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May _______, 2017, by Richard Alber, a single person.

GENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
Wy Comm. Exp. Dictabler 22, 2018

Notary Public

Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud,NE 68970 Ph/Fax (402) 746-3613 Page 1 of 1 pages
DAVEF;\wpv550\alberric\Delimckn\wd.5/19/17

COVER PAGE PROPERTY TRANSFER

BOOK & PAGE	= 2017	1-1046		s	G	RANTEE MASTER NAME:	*_Vala	. Thelp
PARCEL#;	2001	1050	2/3109	D		•	(Esta	ti)
			-, -,			_		
DOC STAMPS	$\overline{0}$	-	_			-		
SALES FILE #	100	,	_ #PAGE!					
EIGHBORHOOD #	100		FINAL		-			
- 1904-1904-1915	1	103	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	500	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE '~	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOMESITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME SITE	inavale/ no home site	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOMESITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					1
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
ROPERTY CLASS	1000	2000	4000	9000	9500			
	RESIDENTIAL	OMMERCIAL COMMERCIAL	AGRICULTURAL	EXEMPT	game & Parks		RURAL RESIDENTIAL SUBURBAN	
	109	-			·		DODO(USA)	
TAX DISTRICT_	<u></u>	` `						
TAL SALE PRICE_		, –						
adjustments <u>s</u>	<u> </u>							
adjustments \$								
REVIEW CODE	, NO		, N					
SALES DATE_	5-0	35-30	>17_					
DEED TYPE	Q	CD						
SALE QUAL								
CODE	YĘS	ADJUSTED	SUBCHNGD	NO	MOBILE			
CODE	1	2	3	(4)	5			
	•				I .			
	USABILITY	AS ADJUSTED	SUBCHANGED S	ALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			
		AS ADJUSTED	SUBCHANGED S	ALE NOT TO BE USED A	VALID FOR	RC	ROS	RUR
CATION CODE	USABILITY		T.		VALID FOR MEASUREMENT	RC RED CLOUD	ROS ; ROSEMONT	RUR RURAL
	USABILITY BH	SLA ELADEN	cow	GR .	VALID FOR MEASUREMENT INA	-	, ,	ľ
CATION CODE	BH SLUEHILL	SLA ELADEN	cow	GR . Guide Rock	VALID FOR MEASUREMENT INA INAVALE	-	, ,	ľ

Real Estate Transfer Statement To be filed with the Register of Deeds. • Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

FORM **521**

T.	he deed will not be re	corded unless this stat	amer	nt is signed and items 1-2	E	-1-11	<u> </u>	
1 County Name	2 County No	mber	CO11151.	3 Date of Sale/Transfer	o are accur			
	WEBSTER - 91			05 05	Yr. 2017	4 Date of Dee Mo. 05	d Day <u>25</u> .	yr 2017
5 Grantor's Name, Address	, and Telephone (Please	Print)		6 Grantee's Name, Address	and Telepho			
Grantor's Name (Seller) Valda Pheips				Grantee's Name (Buyer) Brook M. Lewis, Jul	ie A. Phel	ps & Georg	e D. Pheir)\$
Street or Other Mailing Addre 738 N Walnut St			7.4	Street or Other Mailing Addr 738 N Walnut St	ess			
Red Cloud	State NE	Zip Cod 68(ie 970	City Red Cloud		State NE		Zip Code 68970
Phone Number		•		Phone Number	is the grantee	a 501(c)(3) org	anization?	Yes ✓ N
Email Address				Email Address	IT Yes, is the c	rantes a 509(a)	foundation?	Yes
7 Property Classification N	umber. Check one box in	categories A and B. Che	ck C if	property is also a mobile h	ine.			
(A) Status			(₽)	Property Type				(C)
✓ Improved ✓	Single Family	Industrial		Mineral Interests-Nonprodu	cing	State Asses	sed [Mobile Homa
☐ IOLL ☐	Multi-Family Commercial	Agricultural Recreational	Ē	Mineral Interests-Producing		Exempt	_	•
& Type of Deed Cans	servator	Distribution	Lan	d Contract/Memo Partitio	n 🗆	Sheriff	Other	
Bill of Sale Come	sctive h Certificate – Transfer on i	Easement E	Lea	se Person	al Rep.	Trust/Trustee	Outer	
			Mine	<u> </u>		Warranty	<u> </u>	
9 Was the property purchase part of an IRS like-kind exc (I.R.C. § 1031 Exchange)	hange? Auction		Forecia Sift	Suire inevocable frust	J Revocable Ti Sale	rust _	Transfer on D	
Yes ✓ No	Court Dec		adrist.		Satisfaction	 of Contract ☐	Trustee to Be Other (Explair	-
tī Was ownership transferred i	n full? (If No, explain the d	ivision.)		12 Was real est	ale purchased		(If No, state the	intended use
					No			
13 Was the transfer between re Yes No	latives, or it to a trustee, at Aunt or Uncle to Niece o				-		*	
	Brothers and Sisters			witnership, or LLC Self ad Grendchild Spo		∐ (Other	
Ī	Ex-spouse	Parents ar			use -parent and S	tenuchild		
14 What is the current market va	alue of the real property?		11	is Was the mortgage assume			nd interest rate.	
				☐Yes 🔽 No 🤄	<u></u>			%
16 Does this conveyance divide Yes / No	a current parcel of land?		1	7 Was transfer through a real of the agent or title compar			ny? (If Yes, incli	
18 Address of Property				9 Name and Address of Pers	· L	Yes		Z No
738 N Walnut St			I -	/aida Pheips	THE ICH ARRESTEE FLE	e iak siziemen	(Should be Se	nt
Red Cloud, NE 68970				38 N Walnut St				
18a No address assigned	18b Vacant land		F	Red Cloud, NE 68970				
20 Legal Description								
Lots Twenty-one (21), Twenty-two	c) (22), Twenty-th	ree	(23) and Twenty-	four (24)), Block E	ighteen	(18),
Original Town of F	Red Cloud, Web	ster County, Ne	bras	ska.	` .		•	,,
il if agricultural, list total number	r of acres	*						
22 Total purchase price, inclu	uding any liabilities ass	med	• • •		···	22 \$		0.00
23 Was non-real property inc	-		. ente	r dollar amount and attack	temizad liet 1	 		0.00
24 Adjusted purchase price p					KGHIZGU NGU)	2019/9 S		
				_	• • • • • • • • • • • • • • • • • • • •	24		oioo
25 If this transfer is exempt fr	om the documentary st	amp tax, list the exempt	lon nu	mber 3a				
correct, and that I a	am culy aumonzed to sign	this statement.	men a	and that it is, to the best of my	Knowledge a	nd belief, true, o	complete, and	
Print or Time Name	e of Grantee or Authorized	Representative						46-3613
sign	1/1/2			Attor	nev		Phone Nu く/クム	nber / i _
Tere Signature of Grant	es o Authorized Represer	tative	Title				<u>~ / / /</u> Date /	/
-		egister of Deed's Use	Onh				E-P	Hom O-1
Date Deed Recorded	27 Value of Stamp	or Exempt Number		Recording Data			1 ror Dept	Use Only
Ma. 5 Day 25 Yr. /	7 \$ Exem	of # 5a	16	12017, Pa	1041	,	1	
maska Department of Revenue			-4-			thorized by Neb 1	lev. Stat. §§ 76-2	14, 77-1327(2)

State of Nebraska | ss. County of Webster | ss.

Entered on the name of sides and filed for record in the Clerks office of said county this 25 day of 1/160 AD, 20 17 at 3:75 o'clock AD, 20 17 at 3:

NEBRASKA DOCUMENTARY
STAMP TAX
Date 5-25-77
\$ Exempt Sa By BR

QUITCLAIM DEED

Valda Phelps, a single person, GRANTOR, whether one or more, in consideration of ONE AND NO/100 DOLLARS (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to Brook M. Lewis, a married person, Julie A. Phelps, a single person, and George D. Phelps, a single person, GRANTEES, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Eighteen (18), Original Town of Red Cloud, Webster County, Nebraska.

GRANTOR HEREBY RESERVES TO THEMSELVES A LIFE ESTATE IN SAID REAL ESTATE.

Executed May 25, 2017.

vaida i iscips

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 25, 2017, by Valda Phelps, a single person.

KORY MCCRACKEN
General Notary
State of Nebraska
Comm. expire My Commission Expires Aug 27, 2018

Notary Public

Prepared by Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Page 1 of 1 Pages

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 05/30/2017 Record: 1 of:

Inspected By: TS Inspection Date: 09/09/2016

Parcel ID #: 000110500 Map # : 4371-00-0-10005-018-0000

PHELPS, VALDA LE Situs :738 N WALNUT ST

Legal :LOTS 21-24 BLOCK 18 ORIGINAL TOWN RED

738 NORTH WALNUT STREET CLOUD

RED CLOUD, NE 68970-0000

LOT INFORMATION

Value Method:

SF

Neighborhood : 200 RED CLOUD

Lot Width 100

Lot Depth 142 : # of Units : 14200 Topography Amenities Unit Value : 0.09

Street Access :

Adjustments : Utilities Lot Value 1,255

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1954/63

Quality : 30 - Average Effective Age Condition : 35 - Average + Remodel Date Arch Type Remodel Type

Style : One-Story 100% Exterior Wall : 100% COMMON-BRICK

Floor Area : 1,824 Basement Area : 1,824

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2 Baths : 3.0

Heat Type : 100% WARM & COOLED

Roof Type : COMP SHINGLES

Plumbing Fixt : 8

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$84,945

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

Improvement Value \$83,690 Land Value \$1,255 FINAL ESTIMATE OF VALUE \$84,945 Value per Square Foot 46

Current Total Assessed Value for Parcel # 000110500 \$84,945

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/30/2017 Record: 1 of: 1
Parcel ID #: 000110500 Map # : 4371-00-0-10005-018-0000

PHELPS, VALDA LE Situs :738 N WALNUT ST
Legal :LOTS 21-24 BLOCK 18 ORIGINAL TOWN RED

738 NORTH WALNUT STREET CLOUD
RED CLOUD, NE 68970-0000

COST APPROACH - Values By Marshall & Swift
Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95

	DESCR	IPTION			
		Square fee	et Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		1,824	x	85.16	= 155,332
ADJUSTMENTS		Units	Unit Cost	Area Adj	Total Cost
ROOFING				_	
SUBFLOOR					
HEATING & COOLING		1,824	2.01	2.01	3,666
PLUMBING Base is: 9 (under base)	1	1176.67	(0.61)	(1,113)
BASEMENT COST		I,824	14.83	14.83	27,054
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH		658	6.84	2.47	4,501
		-		• • • • • • • • • • • • • • • • • • • •	·
ADJUSTED STRUCTURE COST		1824	×	103.86	= 189,441
IMPROVEMENTS		Units	Unit Cost	Depr	Total_Cost
ATTACHED GARAGE		504	26.33	0.60	13,270
CONCRETE DRIVE		1080	3.93		4,245
open slab porch		88	14.25		1,255
OPEN SLAB		171	5.96		1,020

Depreciation	=	60% Total	60% Physical	Funct	ional	Econor	nic
			Less Depr	eciation/P	lus Appre	ciation :	(125,540)
			· · · · · · · · · · · · · · · · · · ·				
Improvement Va	lue .						\$83,690

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein. Page 2 of 2

		~	COVI	ER PAGE PRO	PERTY TRAN	SFER		A#113
BOOK & PAGE	2017-	1068	₽PAGES		£ 1	ANTEE MASTER NAME #	Jack	<u>letsck</u>
PARCEL#/ FILING NUMBER	<u> 20</u> 1000	500/60	530Aq	001000 0011121	700/a	2040 Ag	00 100	070/160
GR	000602	400/ 160	300	<u>og llizl</u>	00/66	45-Ag		
DOC STAMPS	-0) —						
SALES FILE#	109		# PAGES					
NEIGHBORHOOD#	1	103	105	200	205	300	805	400
4-4	AGRICUETURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	510	515	600	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL / NO SITÉ	ROSEMONT W/HOME SITE	ROSEMONT/NO HOMESITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSÉMIÓNT COMMERCIAL/NO SITE	INAVALE W/HOME	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9503		RURAL RESIDENTIAL	
	RESIDENTIAL	COMMERCIAL &	AGRICULTURAL	EXEMPT	GAME & PARKS		Suburban	
TAX DISTRICT	5/25	- Comm	\circ					
TOTAL SALE PRICE		<u>5 -</u>						
523 ADJUSTMENTS	************							
ESSOR ADJUSTMENTS	Resignation							
	\$							
REVIEW CODE	NO							
-	NO	9-20	<u>47</u>					
review codé	NO	Δ.	<u>.7</u>					
REVIEW CODE	NO 4=1	Δ.	SUBCHNGD	(NG)	MICRILE			
REVIEW CODE SALES DATE DEED TYPE	NO 4=1 QC			(NC)	MIDBILE 5			
REVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO 4= 1	ADJUSTED	SUBCHNGD 3		5 ARMIS LENGTH / NOT VALID FOR			
REVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO 4= / Q C YES	ADJUSTED 2	SUBCHNGD 3		5 Arms Length / Not	RC RC	ROS	RUR
REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 4 = / CO C YES I USABILITY	ADJUSTED 2 AS ADJUSTED	SUBCHNGD 3 SUBCHANGED S	SALE NOT TO BE USED	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD	ROS ROSÉMONT	RUR RURAL
REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 4 - / YES 1 USABILITY SH BLUE HILL	ADJUSTED 2 AS ADJUSTED BLA BLADEN	SUBCHNGD 3 SUBCHANGED COW COWLES	SALE NOT TO BE USED GR GUIDE ROCK	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE			RURAL
REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 4 = 1 Q C YES 1 USABILITY BH BLUE HILL COUN	ADJUSTED 2 AS ADJUSTED BLA BLADEN	SUBCHNGD 3 SUBCHANGED S COW COWLES	SALE NOT TO BE USED	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE			RURAL
REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO 4 - / YES 1 USABILITY SH BLUE HILL	ADJUSTED 2 AS ADJUSTED BLA BLADEN	SUBCHNGD 3 SUBCHANGED COW COWLES	SALE NOT TO BE USED GR GUIDE ROCK	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE			RURAL

Real Estate Transfer Statement

To be filed with the Register of Deeds. Read instructions on reverse side.

If additional space is needed, add an attachment and identify the item.

19	FOR
17	52 °

The deed will not be recorded unless this statement	nt is signed and items 1-25 are accurately completed.
1 County Name 2 County Number WEBSTER - 91	3 Date of Sale/Transfer Mo. 08 Day 08 Yr. 2016 4 Date of Deed Mo. 04 Day 19 Yr. 2017
5 Grantor's Name, Address, and Telephone (Please Print)	6 Grantee's Name, Address, and Telephone (Please Print)
Grantor's Name (Seller) Ronda Kay Petsch	Grantee's Name (Buyer) Jack Ray Petsch
Street or Other Mailing Address 1969 Road 1900	Street or Other Mailing Address 858 Highway 78
City State Zip Code Blue Hill NE 68930	Cty State Zip Code Guide Rock NE 68942
Phone Number (402) 257-7139	Phone Number (402) 984-1400 Is the grantee a 501 (c)(3) organization? Yes √ No No
Email Address rpetsch@hotmail.com	Email Address N/A
7 Property Classification Number. Check one box in categories A and B. Check C	
	3) Property Type (C)
☐ Improved ☐ Single Family ☐ Industrial ☐ Unimproved ☐ Multi-Family ☐ Agricultural ☐ IOLL ☐ Commercial ☐ Recreational	Mineral Interests-Nonproducing State Assessed Mobile Home Mineral Interests-Producing Exempt
	and Contract/Memo Partition Sheriff Other
	ease Personal Rep. Trust/Trustee ineral Quit Claim Warranty
part of an IFIS like-kind exchange? Auction Easement Gift (LFI.C. § 1031 Exchange)	closure Irrevocable Trust Revocable Trust Transfer on Death Life Estate Sale Trustee to Beneficiary
11 Was ownership transferred in full? (If No, explain the division.)	tor Trust Partition Satisfaction of Contract Other (Explain) Divorce Decree 12 Was real estate purchased for same use? (If No, state the intended use.) Yes No
Yes No	
	Partnership, or LLC Self Other
	and Grandohild Spouse
Ex-spouse Parents and C	
14 What is the current market value of the real property? \$681,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) Yes No \$%
16 Does this conveyance divide a current parcel of land? Yes No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No
18 Address of Property	19 Name and Address of Person to Whom the Tax Statement Should be Sent
	Jack Ray Petsch
	858 Highway 78 Guide Rock NE 68942
18a ☑ No address assigned 18b ☑ Vacant land 20 Legal Description	Guide Rock NE 60942
Tract #1. Southwest Quarter (SW 1/2) of Saction Two (2), Township One (1) Nacre tract conveyed by instrument recorded at Book 97, Page 921 of real estables at Book 97, Page 921 of real estables.	orifit, Range (9) West of the 6th P.M., Webster County, Nebraska, less a 5.37 sterecords of said county located in the southeast corner of said quarter.
21 If agricultural, list total number of acres	
22 Total purchase price, including any liabilities assumed	
23 Was non-real property included in the purchase? Yes No (If Yes, e	nter dollar amount and attach itemized fist.)
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24
25 If this transfer is exempt from the documentary stamp tax, list the exemption	number
Under penalties of law, I declare that I have examined this stateme correct, and that I am duly authorized to sign this statement.	nt and that it is, to the best of my knowledge and belief, true, complete, and
Frint of Type Name of Grantee or Authorized Representative	402- 984-1408 Phone Number
sign och & less	
here Signature of Grantee or Authorized Representative	Title Date
Register of Deed's Use Or	
26 Date Deed Recorded 27 Value of Stamp or Exempt Number Mc. 5 Day 36 Yr. 17 \$ Exempt # 12	28 Recording Data BK 2017, Pg. 1068
Mc Day & Yr. 11 S EXEMPT 1 & Nebraska Department of Revenue	Authorized by Neb. Rex. Stat. §§ 76-214, 77-1327(2)

Tract #1: Southwest Quarter (SW ¼) of Section Two (2), Township One (1)
North, Range (9) West of the 6th P.M., Webster County, Nebraska, less a 5.37
acre tract conveyed by instrument recorded at Book 97, Page 921 of real estate
records of said county located in the southeast corner of said quarter.

Tract #2: Southeast Quarter (SE ¼) of Section Two (2), Township One (1) North, Range (9) West of the 6th P.M., Webster County, Nebraska.

00/112100

Tract #3: Northwest Quarter (NW 1/4) of Section Twenty-seven (27), Township Two (2) North, Range (9) West of the 6th P.M., Webster County, Nebraska, less tracts conveyed for highway or utility purposes.

Storage Unit 315 Republican Street Guide Rock, NE: LOTS 4-7 BLK 5 Guide Rock Original Town, Guide Rock, Webster County, Nebraska.

State of Nebreska | SS.
County of Webster | Shiftered on the runnerical index and filed for record in the Clerk's office of said county this 2/e day of May AD, 20 17, at 11:35 o'clock A M Recorded in Book 2/7 on Page 10 160 Kliman benefit County Clerk 10:00 Kliman benefit County Clerk 10:00 County Assessor Carded

NEBRASKA DOCUMENTARY STAMP TAX Date 5 -26-77 \$ Exempt #12 By 128

QUIT CLAIM DEED

Ronda K. Petsch, a single person,

Quit Claims to:

Jack R Petsch a single person,

All of her right, title and interest in the following described REAL ESTATE in the County of Webster and the State of Nebraska, to wit:

Tract #1: Southwest Quarter (SW ½) of Section Two (2), Township One (1) North, Range (9) West of the 6th P.M., Webster County, Nebraska, less a 5.37 acre tract conveyed by instrument recorded at Book 97, Page 921 of real estate records of said county located in the southeast corner of said quarter.

Tract #2: Southeast Quarter (SE ½) of Section Two (2), Township One (1) North, Range (9) West of the 6th P.M., Webster County, Nebraska.

Tract #3: Northwest Quarter (NW 1/4) of Section Twenty-seven (27), Township Two (2) North, Range (9) West of the 6th P.M., Webster County, Nebraska, Jess tracts conveyed for highway or utility purposes.

Storage Unit 315 Republican Street Guide Rock, NE: LOTS 4-7 BLK 5 Guide Rock Original Town, Guide Rock, Webster County, Nebraska.

Except easements and restrictions of record.

Rorda K. Petsch

STATE OF NEBRASKA

SS: OSKU COUNTY,

BE IT REMEMBERED, That on this 19 day of 100 day of 2017, before me, the undersigned, a notary public in and for the County and State aforementioned came Ronda K. Petsch who is personally known to me to be the same person who executed the within instrument of writing and such person duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my seal, the day and year last above written.

Motary Public

GENERAL NOTASY - Size of Hebrasica

JAMIE L. KOSSE

Ly Comm. Eqs. February 1, 2018

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET

Date of Print: 05/30/2017

Record: 1 of: 1 Inspected By: SK Inspection Date: 10/03/2013

Parcel ID # : 000602400 Map # : 4487-00-0-40005-005-0000

PETSCH, JACK R & RONDA K Business Name : STORAGE UNITS

Situs : 315 REPUBLICAN ST

858 HIGHWAY 78 Legal : LOTS 4-7 BLK 5 GUIDE ROCK

68942-0000 GUIDE ROCK, NE ORIGINAL TOWN

LOT INFORMATION

Neighborhood	:	105	GUIDE	ROCK	COMMERCIAL
	-		~~~~	-10-01-	~~~~~~

Lot Width : 170 Value Method: Lot Depth : 142 Topography : LEVEL # of Units : 24140 Amenities Unit Value : 0.07

Street Access : BLACKTOP Adjustments:

Utilities : ELECTRIC Lot Value : 1,745

COST APPROACH DATA - Values By Marshall & Swift

Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95

Total Number of Buildings: 1 Total Number of Sections: 1	
Total Area	3,360
Total Building Replacement Cost New	\$114,912
Total Refinement Replacement Cost New	\$9,575
Total Replacement Cost New	\$124.487
Total Accrued Depreciation68	(\$7,852)
Total Replacement Cost New Less Physical and Functional Depreciation	\$116,635
Economic Depreciation for Neighborhood 105	72%
Total Replacement Cost New Less Depreciation	\$32,660
Total Lump Sums	\$0
Total Land Value	\$1,745
FINAL ESTIMATE OF VALUE USING THE COST APPROACH	\$34,405
Value per Unit	\$0.00
Value per Square Foot	\$10.24

VALUATION SUMMARY

Estimate of Value	(Using Cost Approach)	\$34,405
Estimate of Value	(Using Income Approach)	•

FINAL ESTIMATE

Improvement Value	\$32,660
Land Value	\$1,745
FINAL ESTIMATE OF VALUE	\$34,405
Current Total Assessed Value for Parcel # 000602400	\$34,405

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herin.

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - BUILDING COST APPROACH DATA

Date of Print: 05/30/2017

Parcel ID # : 000602400

Map # : 4487-00-0-40005-005-0000

PETSCH, JACK R & RONDA K

Business Name : STORAGE UNITS

Situs

: 315 REPUBLICAN ST

858 HIGHWAY 78

Legal

: LOTS 4-7 BLK 5 GUIDE ROCK

GUIDE ROCK, NE

68942-0000

ORIGINAL TOWN

Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95

Bldg	Sect	0cc	Code	Year	Cls	Area	Perim	st/Ht	Base Cost	Perm Adj	HVAC Adj	Ht Adj	Sec RCN	Phys Func	RCNLD
1	1,	TAJ 20. TE		2004 SE, MI	S	3,360 Ext Wall:		1/9	35.19	2,42	0.00	-3.41	114,912	5%	109,165
			il: A	•		35 - Avera		L ON WO	OD FRAME		Heat/Coo	1:	Error	8	

WEBSTER COUNTY ASSESSOR'S OFFICE COMMERCIAL DATA SHEET - REFINEMENTS COST DATA

Date of Print: 05/30/2017

Parcel ID # : 000602400

Map # : 4487-00-0-40005-005-0000

PETSCH, JACK R & RONDA K

Business Name : STORAGE UNITS

Situs

: 315 REPUBLICAN ST

858 HIGHWAY 78 GUIDE ROCK, NE

Legal

: LOTS 4-7 BLK 5 GUIDE ROCK

68942-0000

ORIGINAL TOWN

Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95

Bldg # Code De	acription	Year	# Units	\$/Unit	RCN	Depr %	Value
. 1 FLCN FI	OOR, CONCRETE	2004	3,360	2.85	9,575	22%	7,470

WEBSTER COUNTY ASSESSOR'S OFFICE FARM RESIDENCE DATA

Date of Print: 05/30/2017 Record: 1 of: 1

Inspected By: TS Inspection Date: 11/14/2013

Parcel ID #: 001112100 Map # : 4375-27-2-0-0-61545

PETSCH, JACK R & RONDA K Situs :858 HWY 78

Legal :NW1/4 LESS 1 ACRE 27-2-9

858 HIGHWAY 78

GUIDE ROCK, NE 68942-0000

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1910 / 107

Quality : 40 - Good Effective Age : Condition : 30 - Average Remodel Date :

Arch Type : Remodel Type

Style : 1-1/2-St-Fin 95% One-Story 5%

Exterior Wall : 100% SIDING Floor Area : 1379 Basement Area : 315

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : Baths : 1.0

Heat Type : 100% FORCED AIR Roof Type : COMP SHINGLES

Plumbing Fixt : 5

		\$39,460
Lump Sums Description :		
FINAL ESTIMATE OF VALUE		\$39,460
Residence Value		\$39,460
Outbuilding Value		\$17,820
Agland Value		\$305,240
Total Value	, , , , , , , , , , , , , , , , , , , ,	\$362,520

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

Page 1 of 2

WEBSTER COUNTY ASSESSOR'S OFFICE

FARM RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/30/2017 Record: 1 of: 1

Map # : 4375-27-2-0-0-61545 Parcel ID #: 001112100

PETSCH, JACK R & RONDA K

Situs :858 HWY 78
Legal :NW1/4 LESS 1 ACRE 27-2-9

858 HIGHWAY 78

GUIDE ROCK, NE 68942-0000

COST APPROACH - Values By Marshall & Swift

Appraisal Zone : 1000 Manual Date : 06/13 Cost Factor :0.95

DESC	RIPTION			
	Square fee	t Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST	1,379	х	94.98	= 130,977
ADJUSTMENTS	Units	Unit Cost	Area Adj	Total Cost
ROOFING	943	(1.96)	(1.34)	(1,848)
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is: 12 (under base)	7	1910	(9.21)	(12,701)
BASEMENT COST	315	23.25	5.31	7,322
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH	·,			
ADJUSTED STRUCTURE COST	1379	x	89.74	= 123,751
IMPROVEMENTS	Units	Unit Cost	Depr	Total Cost
NO GARAGE				
SLAB W/ROOF & STEPS	266	28.56		7,595
OPEN SLAB	20	9.21		185

TOTAL REPLACE	MENT.	COST I	NEW			1379	X	95.38	= 131,530
Depreciation	:	70%	Total	70%	Physical	Funct	tional	Econo	mic
					Less Depr	eciation/P	lus Appre	ciation :	(92,070)
mprovement V	alue								\$39,460
	alue								\$17,820
utbuilding Va									\$17,820 \$305,240
Sump Sums Outbuilding Valand Value STIMATE OF VA	. .					• • • • •			•

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein. Page 2 of 2

WEBSTER COUNTY ASSESSOR'S OFFICE RURAL OUTBUILDINGS

Date of Run: 05/30/2017

Parcel #

: 001112100

Current Owner : PETSCH, JACK R & RONDA K

Map #

4375-27-2-0-0-61545

Tax District

Neighborhood

5 1

858 HIGHWAY 78

GUIDE ROCK, NE

68942-0000

Legal Description: NW1/4 LESS 1 ACRE 27-2-9

COST APPROACH - Values by Marshall & Swift

Appraisal Zone :

1000

Code Description	Year Qua	l Condition		Dim	ensi	Lon	S	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
3 SH1 SHED Notes :	10	Fair	36	x	24	×	8	GABL	METAL	WOOD	DIRT	864	6,60	5,702	42%	3,305
5 MCH MACH SHD DIRT Notes :	30	Average	40	×	36	×	12	GABL	METAL	METAL	DIRT	1,440	9.57	13,781	32%	9,370
5 LNTO LEAN-TO Notes :	30	Average	22	ж	40	×	<u>.</u>			MOOD	DIRT	880	6.67	5,870	32%	3,990
6 SH2 SHED Notes :	1,0	Poor	36	×	20	x		GABL	METAL	METAL	CONC	720	8,90	6,408	82%	1,155

Total Outbuilding Value: 17,820

Date of Print: 05/30/2017

Parcel #

: 001112100

Current Owner:

PETSCH, JACK R & RONDA K

Map # Tax District 4375-27-2-0-0-61545

Neighborhood

5

858 HIGHWAY 78 **GUIDE ROCK, NE 68942-0000**

Greenbelt Area/Date

NO

Legal Description: NW1/4 LESS 1 ACRE 27-2-9

Soil Symbol	Soil Name L	and Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mich Malac	A 126
2667	HOLDREGE SILT LOAM, 0-1% SLOP	DRY	1D	No	Opot EV G	8,00		Mkt Value	Assessed Value
266 9	HOLDREGE SILT LOAM, 1-3% SLPE	DRY	110	No		25,00	2,705	21,640	21,640
3561	HOBBS SILT LOAM, OCCASIONALLY	DRY	2D1,	No		11.00	2,705	67,625	67,625
4147	HOLDREGE SOILS, 3-7% SLOPES,	DRY	310	No			2,435	26,785	26,785
2524	COLY SILT LOAM, 3-11% SLOPES	DRY	4D1	No		18.00	2,265	40,770	40,770
3852	GEARY-HOBBS SOILS	DRY	4D	No		4.00	2,190	8,760	8,760
					Dry Use Totals :	2.00	2,190	4,380	4,380
					bry ose rocars :	68.00		169,960	169,960
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	No		7.00			
					Farm Use Totals	1.00	5,765	5,765	5,765
•					warm cae locala	: 1.00		5,765	5,765
2669	HOLDREGE SILT LOAM, 1-3% SLPE	GRAS	1G	No		4.00			
3561	HOBBS SILT LOAM, OCCASIONALLY		2G1	No		4.00	1,425	5,700	5,700
2670	HOLDREGE SILT LOAM, 3-7% SLOP	GRAS	2G	No		28.00	1,425	39,900	39,900
4147	HOLDREGE SOILS, 3-7% SLOPES,		3G	No		7.00	1,425	9,975	9,975
2524	da	GRAS	4G1	No		22.87	1,425	32,590	32,590
3852	GEARY-HOBBS SOILS	GRAS	40	No		9,00	1,425	12,825	12,825
			,		Charles West To 1 7	13.00	1,425	18,525	<u>18,525</u>
					Grass Use Totals	: 83.87		119,515	119,515
HOM1	HOME SITE 1ST ACRE, AG RELATE	HOME	HOM1.	No					
					Transa Maria et a	1.00	10,000	10,000	10,000
					Home Use Totals	: 1.00		10,000	10,000
ROAD	COUNTY ROAD	ROAD	ROAD	Mo					
			NO/ID	No		6.13	С	0	0
					Road Use Totals	: 6.13		0	0
					Drawn 3 mak 2				
					Farcel Totals :	160.00		305,240	305,240

Date of Print: 05/30/2017

Parcel #

: 001000500

Current Owner:

PETSCH, JACK R & RONDA K

Map # Tax District

4487-02-3-0-0-60030

Neighborhood

858 HIGHWAY 78

GUIDE ROCK, NE 68942-0000

Greenbelt Area/Date NO

Legal Description: SW1/4 LESS A 5.37 ACRE TRACT 2-1-9

oil Symbol		Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Agengood Value
2668	HOLDREGE SILT LOAM, 1-3% SLOP		1D	No		12,03	2,705		Assessed Value
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4D	No		8,25	2,190	32,540	32,540
2667	HOLDREGE SILT LOAM, 0-1% SLOP	DRY	1D	Мо		0.06	2,705	18,070	18,070
7261	DEROIN SOILS, 3-6% SLOPES, SE	DRY	3D	No		1,03	-	160	160
3852	GEARY-HOBBS SOILS	DRY	4D	No		0.28	2,265	2,335	2,335
2671	HOLDREGE SILT LOAM, 3-7% SLOP	DRY	3D1	No		2,72	2,190	615	61,5
					Dry Use Totals :	24.37	2,265	6,160	6,160
					way obe lecals :	24.3/		59,880	59,880
2671	HOLDREGE SILT LOAM, 3-7% SLOP	GRAS	3 G 1	No		8.25	7 405		
3852	GEARY-HOBBS SOILS	GRAS	4G	No		23.53	1,425	11,755	11,755
72 61	DEROIN SOILS, 3-6% SLOPES, SE	GRAS	3G	No		1.40	1,425	33,530	33,530
3553	HOBBS SILT LOAM, FREQUENTLY F	GRAS	4G	No		1.71	1,425	1,995	1,995
2668	HOLDREGE SILT LOAM, 1-3% SLOP	GRAS	1G	ДO		1.45	1,425	2,435	2,435
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		1,83	1,425	2,065	2,065
					Grass Use Totals		1,425	2,610	2,610
					on totals	30177		54,390	54,390
2668	HOLDREGE SILT LOAM, 1-3% SLOP	IRRG	1A	No		34.14	4 020	4 40 4 4 4	
2671	HOLDREGE SILT LOAM, 3-7% SLOP	IRRG	3A1	No		28.35	4,930	168,310	168,310
7261	DEROIN SOILS, 3-6% SLOPES, SE	IRRG	3A	No		12.87	4,775	135,370	135,370
2521	COLY-HOBBS SILT LOAMS, 0-30%	IRRG	4A	Мо		12.32	4,775	61,455	61,455
3852	GEARY-HOBBS SOILS	IRRG	4A	No			4,740	58,395	58,395
					Irrg Use Totals :	2.51	4,740	11,895	11,895
				,	tria ose locats :	90.19		435,425	435,425
ROAD	COUNTY ROAD	ROAD	ROAD	No			_		
					Dond Wee Maked	3.68	0	0	0
				i	Road Use Totals :	3.68		0	0
				,	Parcel Totals :	555 45			
				•	rarcer rocata ;	156,41		549,695	549,695

Date of Print: 05/30/2017

Parcel # : 001000700

Current Owner: PETSCH, JACK R & RONDA K Map # 4487-02-4-0-0-60040 Tax District 5

858 HIGHWAY 78

Neighborhood

Greenbelt Area/Date NO

GUIDE ROCK, NE 68942-0000

Legal Description: SE1/4 LESS A 55 AC TR 2-1-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Accordad Value
7261	DEROIN SOILS, 3-6% SLOPES, SI	GRAS	3 G	No		1,36			Assessed Value
2668	HOLDREGE SILT LOAM, 1-3% SLOP	GRAS	1G	No			1,425	1,940	1,940
3561	HOBBS SILT LOAM, OCCASIONALLY		2G1	No		6.05	1,425	8,620	8,620
3844	GEARY SILT LOAM, 3-7% SLOPES		2G			25.16	1,425	35,855	35,855
2671	HOLDREGE SILT LOAM, 3-7% SLOP			No		10.21	1,425	14,550	14,550
3852	GEARY-HOBBS SOILS		3G1	No		19,72	1,425	28,100	28,100
3553		GRAS	4G	No		27.86	1,425	39,700	39,700
	HOBBS SILT LOAM, FREQUENTLY E		4G	No		5.21	1,425	7,425	7,425
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No.		5.71	1,425	8,135	8,135
				Ć	Grass Use Totals	1.01.28		144,325	144,325
ROAD	COUNTY ROAD	ROAD	ROAD	No		0.69	0	0	٥
				1	Road Use Totals	: 0.69		0	0
				1	Parcel Totals :	101.97		144,325	144,325

Date of Print: 05/30/2017

Parcel # 001000701

Current Owner: PETSCH, JACK R & RONDA K

858 HIGHWAY 78

GUIDE ROCK, NE 68942-0000

Map #

4487-02-4-00000-000-0000

Tax District Neighborhood

5 1

Greenbelt Area/Date

Legal Description: A 55 AC TR IN THE EAST PORTION OF SE1/4 2-1-9

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Annana Value
2671	HOLDREGE SILT LOAM, 3-7% SLO	P DRY	3D1	No		41.53		· · · · · · · · · · · · · · · · · · ·	Assessed Value
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4D	No			2,265	94,065	94,065
7261	DEROIN SOILS, 3-6% SLOPES, S.		3D			1.16	2,190	2,540	2,540
3852	GEARY-HOBBS SOILS	DRY	4D	No		7.59	2,265	17,190	17,190
2667	HOLDREGE SILT LOAM, 0-1% SLO			МO		3.63	2,190	7,950	7,950
	DAME DOMEN, OF LA DIO	r DRI	1,D	No	-	0,19	2,705	515	515
				I	Dry Use Totals :	54.10		122,260	122,260
7261	DEROIN SOILS, 3-6% SLOPES, S	E GRAS	3 G	No					
3852	GEARY-HOBBS SOILS	GRAS	4G			0.26	1,425	370	370
		GLUAD	46	No	_	2,19	1,425	3,120	3,120
				C	Grass Use Totals	2.45		3,490	3,490
ROAD	COUNTY ROAD	ROAD	ROAD	No		3,30		_	
					doad Use Totals :		0		0
				-	and totals :	3.30		0	0
				T	Parcel Totals :	59.85		125,750	125,750

COVER PAGE PROPERTY TRANSFER

BOOK & PAG	::011-	1012	# PAGE	s	. G	RANTEE MASTER NAME #	. Verlin	tt Mildre
PARCEL# FILING XUMBE	(CD34	1900/11	1270	00170	5900	166415	_	Rose
Ras	<u>10003</u>	18500			4-10	Sup.		· · · · · · · · · · · · · · · · · · ·
DOCSTAMP								,
SALES FILE:	. 110		# PAGE	s				
NEIGHBORHCOD:	1						7	
	1	100	105	200	205	300	305	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDĒ ROČK COMMERCIAL	red cloud Residential	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	Bladen residential
	405	500	505	510	515	600	605	510
	SLADEN COMMERCIAL	COWLES W/HOME \$11E	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL / NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500			
THYPARA	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT'	GAME & PARKS		RURAL RESIDENTIAL	- Vell
	- 2/200	صب دی ا د					Suburban	<u> </u>
TAX DISTRICT	195 X Z	74182						
TOTAL SALE PRICE	0	Name of the last o						
S21 ADJUSTMENTS	s ()							
SSOR ADJUSTMENTS	\$							
REVIEW CODE	NO							
SALES DATE	51	3-201						
•	0							
DEED TYPE		<u></u>						
SALE QUAL	YES	ADJUSTED	SUBCHNED	(NO)	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED (SALE NOT TO BE USED	RMS LENGTH / NOT VALID FOR MEASURÉMENT			
LOCATION CODE	№ ВН	зlа	cow	GR	ANI	RC	ROS	RUR
Sul	BLUEHILL	BEADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS_	Exem	ot #5	- Ron	n Rose d	- None	dien R)< <i>€</i>	
	David	miller.	+Tenes	a Chac	1 + al	esc-John	rson	<u> QC</u> 1
-	Back 4	tely In	Nevest	- to be	ellint	-mil	Ired.C	WW (E)

Nebraska Department of REVENUE

Real Estate Transfer Statement •To be filed with the Register of Deeds. •Read instructions on reverse side. •If additional space is needed, add an attachment and identify the item.

/10

FORM **521**

	The deed will not be rec	orded unless this	statemen				
1 County Name	2 County Num WEB\$TER - 91	nber		3 Date of Sale/Tra Mo5_ Da	unster ny <u>13</u> yr. 2017	4 Date of Deed Mo. 5	Dey 13 Yr. 2017
5 Grantor's Name, Addi	ress, and Telephone (Please P	रांशरे)		6 Grantee's Nam	e, Address, and Tele	phone (Please Prin	nt)
Grantor's Name (Selier) See attached				Grantee's Name (Verlin Rose	Buyer) and Mildred Ro	se. Husband	and Wife
Street or Other Mailing A	ddress			Street or Other M. 1009 East C	ailing Address		
City	State	Zip	Code	City Hastings		State NE	Zip Code 68901
Telephone Number				Telephone Number (402) 984-73	r Is the gra 358 If Yes, is t	ntee a 501 (c)(3) org he grantee a 509(a)	
Email Address				Email Address veniane 73@			1.1
7 Property Classification	on Number, Check one box in	categories A and B.	Check C ii	The same of the sa			
(A) Status			(B)	Property Type			(C)
Improved Unimproved IOLL	Single Family Multi-Family Commercial	Industriai Agricultural Recreational		Mineral Interests Mineral Interests		State Asses Exempt	sed Mobile Home
8 Type of Deed Bill of Sale	Conservator Corrective	Distributio	: ∐L∞		Partition Personal Rep.	Sheriif Trust/Trustee	Other
Cernetery	Death Certificate - Transfer on I		Matr		✓ Quit Claim	Warranty	
9 Was the property pure part of an IRS like-kin (LR.C.§ 1031 Exchan	id exchange? Auction	Easement	Granto			tion of Contract	Transfer on Death Trustee to Beneficiary Other (Explain)
11 Was ownership transfe	erred in full? (If No, explain the d	ivision.)			Vas real estate purch ✓ Yes No_	ased for same use?	(If No, state the intended use.
13 Was the transfer between	een relatives, or if to a trustee, a	re the trustor and bene	eficiary relat	tives? (If Yes, check	the appropriate box.)	
Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other					Other		
	Brothers and Sisters Ex-spouse	==	ndparents a ents and Ch	and Grandchild nild	Spouse Step-parent a	and Step-child	
14 What is the current ma	rket value of the real property?				age assumed? (If Yes		and interest rate.)
See a	stached		T-C	∐Yes	☑ No \$		%
16 Does this conveyance	divide a current parcel of land?	·	-		rrough a real estate a title company contac		arry? (If Yes, include the name √ No
18 Address of Property				19 Name and Add	ress of Person to Wh	om the Tax Stateme	
See a	attached			Verlin Rose & 1009 East C S	Mildred Rose, h	usband and wi	ife
18a No address assig	ned 185 🗌 Vacantiand			Hastings, NE	•		
20 Legal Description			, <u></u> ,	•			
See attached							
					·		
21 If agricultural, list total r	number of acres	•					
22 Total purchase price	e, including any liabilities as	sumed				22 \$	1,00
23 Was non-real prope	orty included in the purchase	? ∐Yes ☑No	(If Yes, en	iter dollar amount	and attach itemize		
24 Adjusted purchase	price paid for real estate (lin	e 22 minus line 23)				24 5	1 00
25 If this transfer is exe	empt from the documentary	stamp tax, list the e	exemption	number 5	4		
Unde	or penalties of law, I declare that I am duly authorized to sig	at I have examined th	is statemen	ot and that it is, to the	ne best of my knowle	edge and belief, trus	e, complete, and
	. Pauley						(402) 462-5187
sign Printer Typ	of Marne of Grantee or Authorize	ed Representative			Attornev		Phone Number
here Signature	of Granzee or Authorized Repres	entative	7	Title			Date
		Register of Deed'	s Use On	ly			For Dept. Use Only
26 Date Deed Recorded Mo. 05 Day 29	27 Value of Star 1 yr 2017 \$ LKUM	np or Exempt Number at #5		28 Recording Data	7, Pg 1078	}	
Nebraska Department of Heven	· · · · · · · · · · · · · · · · · · ·				-	Authorized by No	eb., Rev. Stat. §§ 76-214, 77-1327(2)

5. Ron Rose and NanEllen Rose 1405 7th St. Aurora, NE 68818

> David Miller and Teresa Miller 1304 Madden Rd Hastings, NE 68901

Dan Rose and Lara Rose 7602 FM 3358 Gilmer. TX 75645

Chad Johnson and Alesa Johnson 1845 Craig Re Aurora, NE 68818

14. & 18.	\$153,345	309 W. Prospect Ave., Blue 000341900 Hill, NE 68930 /0270
	\$9,540	N. Wilson St., 400 Block coc3(8500 Blue Hill, NE 68930 7880
	\$74,585	9-4-10, Webster County, NE 001705900

4-10

20. Beginning at a point on the South line of Prospect Avenue, 101.96 feet West of the center line of Webster Street, in the Village of Blue Hill, Webster County, Nebraska; thence southerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71 feet; thence westerly, parallel to the South line of Prospect Avenue, a distance of 208.71 feet; thence northerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71 feet; thence easterly along the South line of Prospect Avenue, a distance of 208.71 feet to the point of beginning;

Beginning at a point on the South line of Prospect Avenue, 101.96 feet West of the center line of Webster Street, in the Village of Blue Hill, Webster County, Nebraska; thence easterly along the South line of Prospect Avenue, a distance of 208.71 feet; thence southerly, perpendicular to the South line of Prospect Avenue, a distance of 417.42 feet; thence westerly, parallel to the South line of Prospect Avenue, a distance of 417.42 feet; thence northerly, perpendicular to the

South line of Prospect Avenue, a distance of 208.71; thence easterly, parallel to the South line of Prospect Avenue, a distance of 208.71 feet; thence northerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71 feet to the point of beginning;

. .. .

The South 155 feet of the West 160 feet of Lot Nine (9), Rohrer's Addition to Blue Hill, Webster County, Nebraska, and County Surveyor's Lot Nine (9) in the Northeast Quarter of the Southeast Quarter (NE4SE4) of Section Nine (9), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, except the West 150 feet thereof and except tract conveyed to the City of Blue Hill by warranty deed recorded in Book 85, Page 430; and

AND County Surveyor's Lot Ten (10) in the Southeast Quarter (SE4) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, except the East 217 feet of the North 366 feet thereof and except the following described tracts:

- (1) That part of said Lot annexed to the Village of Blue Hill, Nebraska, by Ordinance #202, and described in Plat recorded in Book B, Page 4;
- (2) That part of said Lot annexed to the Village of Blue Hill, Nebraska by Ordinance #230, and described in Plat recorded in Book B, Page 90;
- (3) Tract described in Deed recorded in Book 87, Page 108;
- (4) Tracts conveyed by deeds recorded in Book 94, Page 1480; Book 96, Page 304; Book 97, Page 677 and Corrective Deed in Book 98, Page 371; and Book 98, page 1809, AND
- (5) The Railroad Right-of-Way.

State of Nebraska) ss. County of Webster Entered on the numerical index and filed for record in the Clerk's office of said county this 2 Gay of May A.D., 20 17, at 12:03 o'clock 10 M. Recorded in Book 3017 on Page 1012-1015 Debra KlangenbergeCounty Clerk
OD Deputy

Ind __Comp __Assessor __Carded __

d8.00

NEBRASKA DOCUMENTARY STAMP TAX

Return to: Conway, Pauley & Johnson, P. C. P. O. Box 315 Hastings, NE 68902-0315

QUITCLAIM DEED

Ron Rose and NanEllen Rose, husband and wife, David Miller and Teresa Miller, husband and wife, Dan Rose and Lara Rose, husband and wife, and Chad Johnson and Alesa Johnson, husband and wife, GRANTORS, in consideration of \$1.00 and other valuable consideration, Nebraska, quitclaims to GRANTEES, Verlin D. Rose and Mildred Jane Rose, Husband and Wife, all of their right, title and interest in the following described real estate (as defined in Neb. Rev. Stat. \$76-201):

Beginning at a point on the South line of Prospect Avenue, 101.96 feet West of the center line of Webster Street, in the Village of Blue Hill, Webster County, Nebraska; thence southerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71 feet; thence westerly, parallel to the South line of Prospect Avenue, a distance of 208.71 feet; thence northerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71 feet; thence easterly along the South line of Prospect Avenue, a distance of 208.71 feet to the point of beginning;

Beginning at a point on the South line of Prospect Avenue, 101.96 feet West of the center line of Webster Street, in the Village of Blue Hill, Webster County, Nebraska; thence easterly along the South line of Prospect Avenue, a distance of 208.71 feet; thence southerly, perpendicular to the South line of Prospect Avenue, a distance of 417.42 feet; thence westerly, parallel to the South line of Prospect Avenue, a distance of 417.42 feet; thence northerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71; thence easterly, parallel to the South line of Prospect Avenue, a distance of 208.71 feet; thence northerly, perpendicular to the South line of Prospect Avenue, a distance of 208.71 feet to the point of beginning;

The South 155 feet of the West 160 feet of Lot Nine (9), Rohrer's Addition to Blue Hill, Webster County, Nebraska, and County Surveyor's Lot Nine (9) in the Northeast Quarter of the Southeast Quarter (NEWSEW) of Section Nine (9), Township Four (4) North, Range Ten (10), West of the 6th P.M., Webster County, Nebraska, except the West 150 feet thereof and except tract conveyed to the City of Blue Hill by warranty deed recorded in Book 85, Page 430; and

AND County Surveyor's Lot Ten (10) in the Southeast Quarter (SE%) of Section Nine (9), Township Four (4) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska, except the East 217 feet of the North 366 feet thereof and except the following described tracts:

- (1) That part of said Lot annexed to the Village of Blue Hill, Nebraska, by Ordinance #202, and described in Plat recorded in Book B, Page 4;
- (2) That part of said Lot annexed to the Village of Blue Hill, Nebraska by Ordinance #230, and described in Plat recorded in Book B, Page 90;
- (3) Tract described in Deed recorded in Book 87, Page 108; :
- (4) Tracts conveyed by deeds recorded in Book 94, Page 1480; Book 96, Page 304; Book 97, Page 677 and Corrective Deed in Book 98, Page 371; and Book 98, page 1809, AND
- (5) The Railroad Right-of-Way.

Executed
Ron Rose ManEllen Rose
Ron Rose NanEllen Rose
Down mol
David Miller Terësa Miller
Dan Can Herekose
Dan Rose Lara Rose
Alesafehrson
Chad Johnson Alæsa Johnson
STATE OF NEBRASKA) ss.
COUNTY OF ADAMS)
The foregoing instrument was acknowledged before me on, 2017, by Ron Rose and NanEllen Rose, husband
and wife.
SUSAN C. PENNER My Comm. Exp. January 26, 2020 Notary Public
-
STATE OF NEBRASKA)) ss. COUNTY OF ADAMS)
The foregoing instrument was acknowledged before me on <u>May 10</u> , 2017, by David Miller and Teresa Miller, husband and wife.
A GENERAL NOTARY - State of Nebraska LINDA S. KOEPKE
My Comm. Bo. April 15, 2028 Notary Public
STATE OF TEXAS) ss.
COUNTY OF Aregs ; ss.
The foregoing instrument was acknowledged before me on Way 13 , 2017, by Dan Rose and Lara Rose, husband and wife.
\mathcal{O}_{1}
BRANDY DAVENPORT Brandy Brandy Public Notary Public
Notary Public STATE OF TEXAS My Contin. Exp. 11-1-2020

STATE OF NEBRASKA) } ss.			
COUNTY OF ADAMS) 55.			
The foregoing to the fo	instrument wonder	was acknowledge d Johnson and A	ed before me Alesa Johnson	on 1,
· Į AN S	NOTARY - State of Nebraska USAN C. PENNER January 26, 2020	Susan	C Penn	a S

			cov	ER PAGE PRO	PERTY TRAN	SFER		=======================================
BOOK & PAGE	<u>2017-</u>	-1079	#PAGE	s	_ GR	ANTEE MASTER NAME #	PDDD.), UC
PARCEL#/ FILING NUMBER		300/68	295 II	<u>001900</u>	100/61 500/	8345 4 8-2-11	00190	<i>f</i>
1501	· · · · · · · · · · · · · · · · · · ·		• -		· · · · · · · · · · · · · · · · · · ·	<u>.</u> .		<u> </u>
DOCSTAMPS	4.7	a5	-					
SALES FILE#			# PAGE	s	-			
EIGHBORHOOD #	1	100	105	290	205	303	305	400
	AGRICULTURAL	GUIDEROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	RED CLOUD RESIDENTIAL	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTIAL
	405	500	505	\$10	515	600	5 05	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO 5ITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	51 5	700	705	710	200	805	1000	1005
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGEW/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	1920					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000 RESIDENTIAL	2000 COMMERCIAL	4000 AGRICULTURAL	S000 EXEMPT	9500 GAME & PARKS		RURAL RESIDENTIAL	
			The contract of the contract o				SUBURBAN	
TAX DISTRICT_	45-	_						
OTAL SALE PRICE_	2.100,	000,00	<u> </u>					
. ADJUSTMENTS (, ,							
_		and the same of th		•				,
ADJUSTMENTS S	NO	***		•				
SALES DATE_	5-8	95-20	17					
DEED TYPE_	\(\mu \)	D						
SALE QUAL	YES	ADJUSTED	SUBCHNED	NO	MOBILE			
CODE	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED	SALE NOT TO BE USED	ARMS LENGTH / NOT VALID FOR MEASUREMENT			<u>.</u>
ECCO MOITADO.	вн	BLA	cow	GR	INA	RC E	ROS	RUR
	BLUE HILL	BLADEN	COWLES	GUIDE ROCK	inavale	RED CLOUD	ROSEMONT	RURAL
COMMENTS	A VA		<u></u>					

Real Estate Transfer Statement

To be filed with the Register of Deeds. • Read instructions on reverse side. ///

If additional space is needed, add an attachment and identify the item.

	The deed will not be reac	rded unless this statemer	it is signed and items 1-2		<u></u>
1 County Name	2 County Num		3 Date of Sale/Transfer	4 Date of Deed	
a construction	WEBSTER - 91		Mo 526 Day 25		Day 25_Yr. 17
5 Grantor's Nama Add	ress, and Telephone (Please Pri		· · · · · · · · · · · · · · · · · · ·		
Grantor's Name (Seller)	iess, alle relebitorie (Frease Fr	1114)		, and Telephone (Please Print	<u> </u>
Michael R. Karr a	and Diane R. Karr		Grantee's Name (Buyer) PDDDJ, L.L.C.		
Street or Other Mailing A 6480 West Blue	Valley Road		Street or Other Mailing Addre 410 South E Road		
City Blue Hill	State NE	Zip Code 68930	City Giltner	State NE	Zip Code 68841
Phone Number (402) 469-5473	- "		Phone Number 402-849-2246	Is the grantee a 501(c)(3) orga	nization? Yes V No foundation? Yes V No
Ernail Address			Email Address	If Yes, is the grantee a 509(a) i	foundation? Yes V No
7 Property Classificati	on Number. Check one box in c	ategories A and B. Check C i	f property is also a mobile ho	me.	
(A) Status		(B)	Property Type		(C)
Improved	Single Family	Industrial	Mineral Interests-Nonprodu	cing State Assess	ed Mobile Home
✓ Unimproved	Multi-Family	Agrīcultural [Mineral Interests-Producing	Exempt	
[10,FF	Commercial	Recreational			
8 Type of Deed 📗	Conservator	Distribution Lar	nd Contract/Memo 🔲 Partitio	n Sheriff	Other
	Corrective	Easement Lea	ese Person	al Rep. Trust/Trustee	
Cemetery	Death Certificate - Transfer on De	eath Executor Min	eral Quit Ci	aim Warranty	
9 Was the property pure part of an IRS like-kin	chased as 10 Type of Trans	fer 🔲 Distribution 🛄 Forecl	osure irrevocable Trust	, Revocable Trust	Transfer on Death
(I.R.C. § 1031 Exchan	ige)Auction	Easement Gift	Life Estate	Sale	Trustee to Beneficiary
Yes 🗹 No	Court Decre	ee 🔲 Exchange 🔲 Granto	r Trust Partition	Satisfaction of Contract	Other (Explain)
	erred in full? (If No, explain the div	lston.)		ate purchased for same use? (If No, state the intended use.)
Yes No	•		✓ Yes	No	· · · · · · · · · · · · · · · · · · ·
	een relatives, or if to a trustee, are	r		_	
∐ Yes 🛂No	Aunt or Uncle to Niece of	Nephew 🔲 Family Corp., P	artnership, or LLC 💹 Sei	f 📗 0	ther
	Brothers and Sisters	Grandparents a	ind Grandchild Spo	puse	
	Ex-spouse	Parents and Ch	ild Ste	p-parent and Step-child	
14 What is the current ma	rket value of the real property?		15 Was the mortgage assume	ed? (If Yes, state the amount an	nd interest rate.)
\$2,100,000				\$	%
	divide a current parcel of land?		17 Was transfer through a rea	l estate agent or a title compar	
Yes No			of the agent or title compa	ny contact.) Yes	🗹 No
18 Address of Property				on to Whom the Tax Statement	Should be Sent
			PDDDJ, L.L.C.		
_	<u>_</u>		410 South E Road		
íBa ⊻ No address assig	ned 18b Vacant land		Giltner, NE 68841		
20 Legal Description				-	
	of Section 5 and the		tion 8, all in Town	ship 2 North, Ranç	ge 11 West of
the 6th P.M., V	Vebster County, N E	=			
	sumber of acres (141) 7	•			
?f if agricultural, list total ri	rumber of acres <u>UCO /</u>	<u> </u>			
,				I IS	
22 Total purchase price	e, including any liabilities assu	ımed			2,100,000¦00
99 Meanan mei aans	Oncedayor adia il babalania	No. Was It No. (If Yes, and		\$ \$	
co vvas non-real prope	rty included in the purchase?	☐ 165 [V] NO (II 165, 8f)	ter dollar amount and attact		
24 Adjusted purchase p	price paid for real estate (line	22 minus line 23)		\$ 24	2,100,000 <u> </u> 00
		and the first			
	empt from the documentary st r penalties of law, I declare that			ty knowledge and belief to a	complete and
	that I am duly authorized to sign		terio piat it io, io lite best Of 11	A veroused and natical tine?	- 0 0-
▶ PDDDJ,	, L.L.C.				402-849-22
	e Name of Grantee or Authorized	Representative			Phone Number
sign (PMD)	LLC by Sun	Starten	Member	r/Grantee	5-24-17
here Signature o	Grantee or Authorized Represer	ntative T	ītie		Date
			·-		For Drug 15- C-1
6 Date Deed Recorded		Register of Deed's Use Onl	y 28 Recording Data		For Dept. Use Only
	-			774	
Mo. 05_ Day 39		· -	BW2017, Pg/1		Con One Point Town
ebraska Department of Revenu orm No. 96-269-2008 2-2016 Re	ie ev. Supersodes 96-269-2008 Rev. 7-20 1	14	-	Authorized by Neb.	. Rev. Stat. §§ 76-214, 77-1327(2)

BW 2017, Pg 1079

State of Nebraska 1.s	s.
State of Nebraska 1 s County of Webster (Entered on the
numerical index and fi	led for record to the
	20 17 at 12:30 orded in Book 201
1079	
	Lorse County Clerk
10-00	essor Carded
ind ∠Comp_Ass	62201 AG 000 00-

NEBRASKA DOCUMENTARY STAMP TAX Date <u>5/30/30/7</u> \$<u>4725*</u> By **CMU**

Return recorded document to: Brad Monorief, L.L.C. 1239 N. Burlington Avenue, Suite 200 Hastings, NE 68901

WARRANTY DEED

MICHAEL R. KARR and DIANE R. KARR, Husband and Wife, GRANTORS, in consideration of One and 00/100 (\$1.00) DOLLAR and other valuable consideration received from GRANTEE, convey to GRANTEE, PDDDJ, L.L.C., a Nebraska Limited Liability Company, Grantor's interest in the following described real estate (as defined in Neb. Rev. Stat., § 76-201):

√The West Haif (W½) of Section Five (5), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska; and

The West Half (W ½) of Section Eight (8), Township Two (2) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska.

GRANTORS covenant (jointly and severally, if more than one) with GRANTEE that GRANTORS:

- are lawfully seized of such real estate and that it is free from encumbrances:
- (2) have legal power and lawful authority to convey the same;
- (3) warrant and will defend title to the real estate against the lawful claims of all persons.

Executed May 25	, 2017.
Michael L. Van	Samerlan
MICHAEL R. KARR	DIANE R. KARR
•	
STATE F NEBRASKA)	
COUNTY OF ADAMS)	
	owledged before me on Karr and Diane R. Karr, Husband and Wife,
Grantors.	11. 10 am X 10 2d.
GENERAL NOTARY - State of Nebraska DEBBRAL WEBER My Comm. Exp. October 14, 2022	Notary Public

WEBSTER COUNTY ASSESSOR

621 N Cedar St Red Cloud Ne 68970 Phone & Fax (402)745-2717

Deb Langer, Assessor Clerk dlwebcoassr@outlook.com

SELLER: MICHAEL R. AND DIANE R. KARR

6480 WEST BLUE VALLEY ROAD

BLUE HILL, NE 68930

BUYER: PDDDJ,LLC

410 SOUTH E ROAD GILTNER, NE 68841



001900300, 001900800,

PARCEL ID:

001900801

BOOK/PAGE:

2017-1079

DATE OF SALE:

DATE:

6/1/2017

5/25/2017

LEGAL DESCRIPTION:

WI/2 5-2-11 AND W1/2 8-2-11

In accordance with Nebraska Revised State Statute 77-1327, the Assessor's Office for Webster County is required to furnish sales information to the State of Nebraska Department of Revenue, regarding real estate transactions in Webster County. As a recent seller/buyer, please complete the following questionnaire. The verification of accurate sales data is essential to establish real property valuations in Webster County. Completing this questionaire will provide a solid base in the determiniation of the use of this sale. If you have any questions, please contact the Assessor's Office at (402)746-2717. You can mail, email or fax this back to the office.

If we do not hear from you within 15 days, we will be calling for the information. Thank you in advance for you cooperation.

(Please circle the Yes or No answer on the questions where appropriate.)

What Was the total pull price?	rrchase	2,100,0	000 Yes/No	
If No explain:		***		
2 Was any personal pro	perty included in the sale price?	Yes/No	Personal Property was	(circle all that apply):
Pivot Irrigation Pip	e (Above ground / Buried) Moto	r Machinery Grai	in / Crops Other (please	explain):
3 What is the dollar value	ne of the personal property that was	it included in the purc	hase price? \$	
4 If this sale was involve	ed in a 1031 like kind exchange; is	it going to a holding co	ompany? Yes / I	No
5 How long was the pro	perty on the market?			
How did you learn tha	t the property was for sale? Circle			·
6 one:		Advertising	Broker/Realtor Family	Newspaper Seller
Prior Knowledge O	her (please explain):			****
7 How was the sale price	e set? Cîrcle one: Apprais	al Auction Compa	arable Neighborhood Sales	Mutual Agreement
Set by Seller Other	(please explain):		CO	TINUED ON BACK

PAGE 1 COMMENTS	nichael + Dione Kaan	s to PODD 14C	
BOOK-PAGE 2017	DATE OF SALE	5-25-2017	
LEGAL DESCRIPTION WIT	25-8-2 + W/28-2		
	•		
ASSESSOR LOCATION R	1900300 001900800, 68285 68345	48350 ADDRESS OF PROPERTY QUL	Rural
YEAR	LAND	IMPROVEMENTS	TOTAL
190800 2014	511,605		
2015	Lole 4, 115		
<u>2016</u>	664,325		:
1908011 2014	615,675		
2015	796 720		
2016	793, 545		
1900300) 2014	1,215,330	98545	1.313875
	1572,250	98545	1670 495
2016	1,567,340	92,115	1659 825
643 Acres = 3	000,00 S21 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
SCHOOL BASE # CP/D/	water Discours (NO) (NO)	OUSE QUALITY HOUSE CONDITION	DATE OF CONSTRUCTION
MOBILE HOME	Buildings - Quonset	4-Bins	·

IA P	4A B P	4A F P	4A K P	4A R P	4A S P	4A V P	4A U P
TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
PAGE 4 PARCEL(S)						•
OOK-PAGE							The State of the S
***************************************	EQUIP	CREP	GREENBELT		EQUIP	CREP	GREENBELT
DRYLAND	DRYLAND	DRYLAND	DRYLAND	GRASSLAND	GRASSLAND	GRASSLAND	GRASSLAND
ACRES STY) KO 11300	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
1 7.88	1D1 E	1 D1 P	1D1 G	900 80 30 0 161 .90 4.90	1G1	1 G1	1G1
25.67 3 22 4.0	10 E	1D P	1D G	16 2.0	1G	1.G	1G
)1	2D1 E -	2D1 P	2D1 G	2G1,80	2G1,	2G1 .	2G1
7.10	2D E	2D P	2D G	26	2G	2G	2G
1	3D1 E	3D1 P	3D1 G	3G1	3G1	3G1	3G1
3,24 3.0	3D E ·	3D P	3D G	3G	3 G	3G	3G
1 . 31	4D1 E	4D1 P	4D1 G	4G1 ₈ , (1)	4G1	4G1	4G1
50 1:15 1.0	4D E	4D P	4D G	4G25,7/11	46	4G	4G
OTAL 9.80 15:10	TOTAL	TOTAL	TOTAL	TOTALS 1 41.90	TOTAL	TOTAL	TOTAL
CRP	CANOPY 30% GREATER	CANOPY 2 ENCASED BY DRY OR IRR	AG (OTHER	A-NON	G ACRES	
ACRES	ACRES	ACRES	, AC	CRES	AC	CRES	
1.	1 71	1T1 2	SHELTERBELT 80 8	CRES 0 309	ROADS BOOK	300	
	1.T	1T 2	ACCRETION		FARM SITE	1.0	
1	2T1	2T1. 2	WASTE 5,80	3.0	HOME SITES	1,01	
	27	2T 2	OTHER	1010	OTHER		
1.	371	3T1 2			WRP		
	3T	3T 2			RECREATION		
1	4 T1	4T1 2		·.·	-		
2	4 T	4T 2					
TOTAL	TOTAL	TOTAL	TOTAL 5,80	3.0	TOTAL 2,0 2,0	TOTAL 7.0	

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT Date of Print: 05/31/2017

Parcel #

001900800

Current Owner:

KARR, MICHAEL R & DIANE R

Map # Tax District

4371-08-0-0-0-68345

Neighborhood

45 1

6480 WEST BLUE VALLEY ROAD

BLUE HILL, NE 68930-0000

Greenbelt Area/Date

NO

Legal Description: SW1/4 8-2-11

oll Symbol		and Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Account Value
2668	HOLDREGE SILT LOAM, 1-3% SLOP	DRY	1D	No		5,67	2,705	15,335	Assessed Value
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	41D	No		0.40	2,190	•	15,335
3247	MEADIN LOAM, 6-30% SLOPES	DRY	4D	No			•	875	875
					Ty Use Totals :	6.17	2,190	220	220
				_	-a, end recurb (0.17		16,430	16,430
2521	COLY-HOBBS SILT LOAMS, 0-30%	GRAS	4G	No		25.31	1 105		
2668	HOLDREGE SILT LOAM, 1-3% SLOE	GRAS	1G	No			1,425	36,065	36,065
3864	HASTINGS SILT LOAM, 0-1% SLOE		1.G1	· No		2.00	1,425	2,850	2,850
3561	HOBBS SILT LOAM, OCCASIONALLY		2G1	No.		0.90	1,425	1,285	1,285
3247	MEADIN LOAM, 6-30% SLOPES	GRAS	4G	No		0.80	1,425	1,140	1,140
2524	COLY SILT LOAM, 3-11% SLOPES	GRAS	4G1	No		0.40	1,425	570	570
					rass Use Totals	0.10	1,425	145	1.45
					rass use rocals	: 29.51		42,055	42,055
2668	HOLDREGE SILT LOAM, 1-3% SLOP	IRRG	1A	Мо		FA DF 4			
3864	HASTINGS SILT LOAM, 0-1% SLOE		1A1	No		50.25 ~	4,930	247,735	247,735
2521	COLY-HOBBS SILT LOAMS, 0-30%		4A	Мо	•	39,25 🗸	4,930	193,505	193,505
2524	COLY SILT LOAM, 3-11% SLOPES	IRRG	4A1	No		9.07	4,740	42,990	42,990
4147	HOLDREGE SOILS, 3-7% SLOPES,	IRRG	3A	No		6.24	4,740	29,580	29,580
3561	HOBBS SILT LOAM, OCCASIONALLY		2A1	No No		5.25	4,775	25,070	25,070
3247	MEADIN LOAM, 6-30% SLOPES	IRRG	4A			5,13	4,930	25,290	25,290
	,	MACACL	40	No		1.33	4,740	6,305	6,305
					rrg Use Totals :	116.52		570,475	570,475
ROAD	COUNTY ROAD	ROAD	TAND.			,		_	
		ะเกษก	ROAD		-	2.00	0	<u> </u>	0
				F	Road Use Totals :	2.00		O	0
WASTE	Waste	\$1% czenta				,			
	5 537 GLP 42 24	Waste	Waste	No		5.80	1.80	1,045	1,045 '

WEBSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT

Date of Print : 05/31/2017

Parcel # : 001900800 Soil Symbol Soil Name	Current Owner: KARR, MIC Land Use LVG Code	CHAEL R & DIANE R Adjust Spot LVG	# Acres Ag/Acre	Mkt Value	Assessed Value
		Waste Use Totals :	5,80	1,045	1,045
		Parcel Totals :	160.00	630,005	630,005

WEDSTER COUNTY ASSESSOR'S OFFICE AGLAND INVENTORY REPORT Date of Print: 05/31/2017

Parcel #

001900801

Current Owner:

KARR, MICHAEL R & DIANE R

Map # Tax District

4371-08-0-00000-000-0000

45

6480 WEST BLUE VALLEY ROAD

Neighborhood

1

BLUE HILL, NE 68930-0000

Greenbelt Area/Date

Legal Description: NW1/4 8-2-11

Soil Symbol	Soil Name L	and Use	LVG Code	Adjust	Cont IV				
2668	HOLDREGE SILT LOAM, 1-3% SLOP	DRY	1D		Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
4147	HOLDREGE SOILS, 3-7% SLOPES,	DRY	3D	No No		3.22	2,705	8,710	8,710
3864	HASTINGS SILT LOAM, 0-1% SLOP	DRY	1.D1	No No		3.24	2,265	7,340	7,340
2521	COLY-HOBBS SILT LOAMS, 0-30%		4D	No		1.88	2,705	5,085	5,085
2524	COLY SILT LOAM, 3-11% SLOPES	DRY	4D1	No		1.15	2,190	2,520	2,520
				140	Dry Han Motole	0.31	2,190	680	680
					Dry Use Totals :	9.80		24,335	24,335
4147 3864 2668 2521 3247 3561 2524	HOLDREGE SOILS, 3-7% SLOPES, HASTINGS SILT LOAM, 0-1% SLOP HOLDREGE SILT LOAM, 1-3% SLOP COLY-HOBBS SILT LOAMS, 0-30% MEADIN LOAM, 6-30% SLOPES HOBBS SILT LOAM, OCCASIONALLY COLY SILT LOAM, 3-11% SLOPES	IRRG IRRG IRRG	3A 1A1 1A 4A 4A 2A1 4A1	No No No No		21.41 60.29 28.87 29.96 0.29 4.68	4,775 4,930 4,930 4,740 4,740 4,930	102,235 297,230 142,330 142,010 1,375 23,070	102,235 297,230 142,330 142,010 1,375 23,070
ROAD	COUNTY ROAD	ROAD	ROAD	No	Trrg Use Totals	2.70 : 148,20 	4,74 0 0	12,800 721,050 0	12,800 721,050
					Parcel Totals :	160.00		745,385	745,385

MERSIER COUNTY ASSESSOR'S OFFICE

BUOE HILL, NE 0000-05689 6480 WEST BLUE VALLEY ROAD :MI\S 2-5-II Legal KARR, MICHAEL R & DIAUE R :2-5-TT sutis Parcel ID #: 001900300 56789-0-0-0-50-TLE% : # qsM Inspection Date: 07/28/1992 Inspected By: LS Date of Print: 05/31/2017 :lo I Record: FARM RESIDENCE DATA

PHYSICAL INFORMATION

Remodel Type Remodel Date

Effective Age

Year Built/Age

Current Total Assessed Value for Parcel # 001900300

: CONCRETE SLAB

Sub Floor

Basement Area

Plumbing Fixt Roof Type Heat Type Baths Bedrooms

Floor Area

Style

yxcy Lype

Condition

Exterior Wall

A/N: **V**dilauQ \mathbf{I}_{A} be A/N:

 $A\backslash N$:

06T'999'T\$ Potal Value SLO'ELT'TS Agland Value Outbuilding Value STT'76\$ Residence Value FARM VALUATION SUMMARY EINPT ESLIWALE OF VALUE...... romp Suma Description : swas danta Improvement Value 0\$

Page 1 of 2 DYLY RZED ŁOK CYTCHTYIONZ ZHABIED BŁ WEKZHYIT & ZMIŁL MPICH UGLGOŻ LEZGŁAGZ SIJ LIŻUJZ DELGIU.

061'999'T\$

WEBSTER COUNTY ASSESSOR'S OFFICE RURAL OUTBUILDINGS

Date of Run : 05/31/2017

Parcel # : 001900300

Current Owner : KARR, MICHAEL R & DIANE R

Map #

4371-05-0-0-0-68295

Tax District

Neighborhood

45

Legal Description: W1/2 5-2-11

1

6480 WEST BLUE VALLEY ROAD

BLUE HILL, NE

68930-0000

COST APPROACH - Values by Marshall & Swift

Appraisal Zone :

1000

Manual Date + 06/12

Code Description	Year Qua	l Condition	Dim	ensior	s	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1 QUON QUONSET	20	Fair	60 ж	40 x		GABL 1	METAL	OTHER	CONC	2,400	4.00	9,600	·	5,570
3 *ST STORAGE BIN Notes :	30	Average	х	36 x	24		<u></u>	 ,	······································	19,621	0,80	15,697	32%	10,675
4 *ST STORAGE BIN Notes :	30	Average	х	36 х	24	,	······································	·		19,621	0.80	15,697	32%	10,675
5 *ST STORAGE BIN Notes ;	30	Average	Х	36 x	24					19,621	0.80	15,697	32%	10,675
6 *ST STORAGE BIN Notes :	30	Average	×	36 х	24	*				19,621	0.80	15,697	32%	10,675
7 *ST STORAGE BIN Notes :	30	Average	×	36 x	24	<u></u>				19,621	0.80	15,697	32%	10,675
8 *ST STORAGE BIN Notes :	30	Average	X	36 x	24		· · · · · · · · · · · · · · · · · · ·	·		19,621	0.80	15,697	32%	10,675
9 *ST STORAGE BIN Notes :	30	Average	×	36 x	24	·		***************************************		19,621	0.80	15,697	32%	10,675
10 *DR DRYING BIN Notes :	30	Average	×	27 x	18	- <u> </u>				8,277	1.05	8,691	32%	5,910

Code	Description	Year Qual Condition	Dimensions	Roof Cover	Wall Floor	Units	Cost	RCN	Depr	Value
11 *DR DR Notes	YING BIN	30 Average	x 27 x 18			8,277	1.05	8,691	32%	5,910
-					······································	Total	Outbuile	ding Va	lue '	92 115

WEDSTER GOUNTY ASSESSOR S OFFICE AGLAND INVENTORY REPORT Date of Print: 05/31/2017

Parcel #

: 001900300

Current Owner ;

KARR, MICHAEL R & DIANE R

Map # Tax District 4371-05-0-0-0-68295

Neighborhood

6480 WEST BLUE VALLEY ROAD

1

BLUE HILL, NE 68930-0000

Greenbelt Area/Date

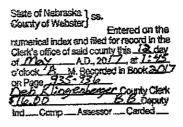
NO

Legal Description: W1/2 5-2-11

oil Symbol		and Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mark Male	
8869	HORD SILT LOAM, 0-1% SLOPES	DRY	1D	No	Opor LVG			Mkt Value	Assessed Value
2670	HOLDREGE SILT LOAM, 3-7% SLOP	DRY	2D	No	1	4.00	2,705	10,820	10,820
4147	HOLDREGE SOILS, 3-7% SLOPES,	DRY	3D	No		7.10	2,265	16,080	16,080
2521	COLY-HOBBS SILT LOAMS, 0-30%	DRY	4D	No No		3.00	2,265	6,795	6,795
						1.00	2,190	2,190	2,190
				Б	ry Use Totals :	15.10 W		35,885	35,885
BLD1	BUILDING SITE 1ST ACRE	FARM	BLD1	No		1.00 /	5,765	<u>.</u>	
					- arm Use Totals :		5,765	5,765	5,765
				-	www. ope rocars :	1.00		5,765	5,765
3864	HASTINGS SILT LOAM, 0-1% SLOP	GRAS	1G1	No		4.90	1,425	6,985	
				G	rass Use Totals		-,	6,985	6,985
2668						, , , , , , ,		0,363	6,985
3864	HOLDREGE SILT LOAM, 1-3% SLOP		1A	No		28.00 /	4,930	138,040	120.040
	HASTINGS SILT LOAM, 0-1% SLOP		1A1	No		131.00 🗸	4,930	645,830	138,040
2670	HOLDREGE SILT LOAM, 3-7% SLOP		2A	No		58.00	4,795	278,110	645,830
2671	HOLDREGE SILT LOAM, 3-7% SLOP		3A1	No		14.00	4,775	66,850	278,110
4147	HOLDREGE SOILS, 3-7% SLOPES,		3A	No		34.00	4,775	162,350	66,850
2521	COLY-HOBBS SILT LOAMS, 0-30%	IRRG	4 A	No		28.00	4,740		162,350
		<u> </u>			rrg Use Totals :	293.00	., 1.20	132,720 	132,720
						M.M.S.C.C.O.G.L.Y.		——1-1-4×2-3-1-40-00	
ROAD	COUNTY ROAD	ROAD	ROAD	No		6.00	0	٥	
				R	toad Use Totals :		Ū	<u> </u>	0
Tala cipara								v	0
Waste	WASTE	Waste	WASTE	No		3.00	180	540	. 540
				W	laste Use Totals	,	•	540	540
					_			2.14	540
				P	arcel Totals :	323,00		1,473,075	1,473,075

				COV	ER PAGE PRO	PERTY TRAN	ISFER	Brear	1100 1000
BOOK & PAGE	2017-	935	_	#PAGES	<u>_</u>	. GR	ANTEE MASTER NAME #	Brendez	ina 1309 Simmum
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	502W	Nemaka:	<u> </u>				_		-
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sales file#			_	, #PAGES	5				
NEIGHBORHOOD #	1	100		105	200	205	300	\$0 5	400
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL		DE ROCK MERCIAL	RED CLOUD RESIDENTIAL	REDICLOUR COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	Bladen residential
! :	405	500		505	510	515	603	605	210
	BLADEN COMMERCIAL	COWLES W/ HOME SITE		S NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
	615	700		705	710	800	805	1000	1005
4	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME SITE		/NO HOME SITE	inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIAL
	1010	1015	:	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE		LANIMAL INEMENT					
PROPERTY CLASS	1000	2000		1000	9000	9500		RURAL RESIDENTIAL	•
	RESIDENTIAL	COMMERCIAL	AGRIC	ULTURAL	EXEMPT	GAME & PARKS			
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_	s 1	<u>-</u>			·	·			
ESSOR ADJUSTMENTS S	s — (-) 2·2017			·				
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REVIEW CODE SALES DATE DEED TYPE SALE QUAL	NO S-1 YES LUSABILITY BH	2 AS ADJUSTED	SUBC	CHNGD 3 ANGED S	SALE NOT TO BE USED A	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT INA	, RC	ROS	RUR
REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO S-1: VES LUSABILITY	O - 2017 YUNSFEV ADJUSTED 2 AS ADJUSTED	SUBC	CHNGD 3 IANGED S	SALE NOT TO BE USED A	5 RMS LENGTH / NOT VALID FOR MEASUREMENT	RC RED CLOUD	ROS ROSEMONT	RUR RURAL
REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	S NO S 1 YES 1 USABILITY BH BLUE HILL	ADJUSTED ADJUSTED AS ADJUSTED BLA BLA BLAEN	SUBC:	CHNGD 3 IANGED 5 OW MIES	GR GUIDEROCK	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE	RED aloud	ROSEMONT	RURAL
REVIEW CODE SALES DATE DEED TYPE SALE QUAL CODE	NO S-1: YES USABILITY BH BLUE HILL TYCONS F	ADJUSTED ADJUSTED AS ADJUSTED BLA BLA BLAEN	SUBC COL	SHANGED S	GR GUIDEROCK	5 ARMS LENGTH / NOT VALID FOR MEASUREMENT INA INAVALE	RED CLOUD	ROSEMONT	RURAL

BK2017, Pg 435 000 302400



AFFIDAVIT FOR TRANSFER OF REAL PROPERTY WITHOUT PROBATE UNDER NEBRASKA PROBATE CODE §30-24,129

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The undersigned affiant being first duly sworn, does hereby depose and state:

Affiant's father, Paul A. Zimmerman, died on September 7, 2016, then being the owner of record of the following described real estate:

The East half (E½) of Lot Nine (9), and all of Lots Ten (10), Eleven (11) and Twelve (12), Block Eight (8), Original Town of Blue Hill, Webster County, Nebraska.

- 1. The value of the decedent's interest in all real property in the decedent's estate located in Nebraska did not exceed fifty thousand dollars (\$50,000.00), as determined from the value of the property in the assessment rolls for the year in which the decedent died.
- 2. Thirty days have elapsed since the death of the Decedent as shown by the certified copy of his death certificate hereto attached.
- 3. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.
- 4. Affiant, the claiming successor, is entitled to the above real estate by reason of the homestead allowance, exempt property allowance, family allowance, or by intestate succession as sole heir of the Decedent.
- 5. Affiant has been unable to locate any last will and testament made by the decedent.
- 6. No other person has a right to the interest of the decedent in the described property.
- 7. The undersigned claiming successor is related to the decedent as as daughter of the decedent. The value of the entire estate of the decedent on the date of death was \$9,838.50.
- 8. I, the undersigned claiming successor, hereby swear and affirm that all statements in this affidavit are true and material, and acknowledge that any false statement may subject me to penalties for perjury pursuant to Nebraska R.R.S. §28-915. This affidavit is made pursuant to Nebraska Probate Code §30-24,129.

Subscribed and acknowledged before me on May /2 , 2017 by BreAnna

Zimmerman.

CENERAL NOTARY - State of Nebraska DAVID B. GARWOOD My Comm. Exp. October 22, 2018

Page I of I pages

Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Ph/Fax (402) 746-3613 WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS

9/20/2016 CINCOEN NESTASKA

STANLEY S. COOPER ASSISTANT STATE REGISTRAR DEPARTMENT HEALTH AND HUMAN SERVICES



STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES

CERTIFICATE OF DEATH

1	I, DECEMENTS-NAME (First, Middle, Last, Suffix) 2. SEX 3. DATE OF DEATH [180., Day, Yr.]	a contra
	Paul Allan Zimmerman Male September 7, 2015	
E.Egs	CONTRAND STATE ON PERSONNY, OR FOREIGN COUNTRY OF BIRTH 194, AGE. Last Birth Bay St. UNDER 1 YEAR St. UNDER 1 DAY S. DATE OF BIRTH 184 Day 16.	t Die Ma
**	WAYS TO BE T	
5	Norfelk Virginia 48 October 12, 1967	d and a
	7. SOCIAL SECURITY NUMBER . SE, PLACE OF DEATH	
200	HOSPITAL Inputent OTHER Nursing Home/LTC Hospitor Facility	de differen
1	Six EAGILIPY, NAME in pot insulation, give street and number) ERCONOMINE IN patient	
8	502 West Namehaustreat	
	002 45651 RQS/1808001601	8 . A. A.
FUNDRAL DIRECTOR S	Sa_ CITY OR TOWN OF DEATH (Include Zip Code) \$d, COUNTY OF DEATH	
變		
褞	SE RESIDENCE STATE SE COUNTY SE CITY OR TOWN Nebraska Webster Blue Hill	
₹.	I SEU JOSAN SELECT AND NUMBER Se. APT. NO. SF. ZIP CODE Se. INSIDE CITY LIMITS	
by: F	502 West Nemaha Street 68936 ☑ YES ☐ NO	
× 2	105. MARGEAL STATUS AT JUNE OF DEATH Married Mever Married 10b. NAME OF SPOUSE (First Middle, Last, Suffix) If wife, give maiden name	diameter.
92	Marriad, but segarappi □ Widowed ☑ Divorced □ Unknown	
ş	71. FATHER'S-NAME (First, Middle, Malden Surrame)	
ted	Harry Charles Zimmerman Margaret Jeanne Bohy	2 televi.
completed/verified	145. RELATIONSHIP TO DECEDENT:	A. Walle
ő	Yes, No, or Unks, No. A Margaret Zhrimerman Mothgr Mothgr	
ģ	15, METHODODOS POSTION 164, EMBALMER-SIGNATURE 156, LICENSE NO. 18: DATE (MO. OB) YV.	
To Be	☐ Buriat ☐ Denation Not Embalmed September 12, 2016	S 4862
	Cremetion : Entermisment Entermisment Ed. CEMETERY, CREMATORY OR OTHER LOCATION CITY/TOWN STATE	
,Q	THE CONTROL OF THE PROPERTY OF	A CANA
100	BV Cremation Center And Annual Residue Annual Resid	
1	17a TUNISPAT HOMENAME AND MAILING ADDRESS (Street, City or Town, State) Mehron, Britter Wordmany, Inc., 501 West Good Street, PO Box 185, Blue Hill, Nebraska 68930	
0000	Mehen-Butter Mortuary, Inc., 501 West Gage Street, PO Box 185, Blue Hill, Nebraska 68930	00 0400000
	CAUSE OF DEATH (See instructions and examples)	e seem
1.54	ME PROOF I Their the chair of events—diseases, injuries, or complications that directly caused the destination for injuries and the control of the control o	
237	IsMEDIATE CAUSE:	100
1096	ISMEDIATE CAUSE Fires 3) Corebral Hemorrhage Minutes	
	disease or condition resulting	
2	DUE TO, OR AS A CONSEQUENCE OF:	13 4
8	[Sequentially, list good things 4/ 注 D]	
44		
- 8	DUE TO, OR AS A CONSEQUENCE OF: Enter the UNDERLYING CAUSE C) Onset to death	
24	former and position of the limit and the lim	far.
法	The prepara recursing in country DUE TO, OR AS A CONSEQUENCE OF: OTISET (OF SINGIFF)	
185	d)	
1.5	18. PART II. OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death last not resulting in the underlying cause given in PART I. 19. WAS MEDICAL EXAMINER	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
933	OR CORONER CONTACTED?	e comme.
~	Types (□ Model of the control of th	
=	20. IF FEMALE 216. MANNER OF DEATH 216. IF TRANSPORTATION INJURY 216. WAS AN AUTOPSY ZERFORGED.	12.00
F.	□ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	18.0
completed by: CERTIFIER	Program at time of death Accident Panuling Investigation Page engine 21d, WERE AUTOPSY FINDINGS AVAILABLE	
含	Under pregnant, but pregnant within 42 days of death Suilaide Count into be grienteined. Under pregnant, but pregnant is days to 1 year Seture death Under pregnant, but pregnant is days to 1 year Seture death	C. Startes
ied	Unknown it personally within the past year	1
pte	22a, DATE OF INJURY (Mo., Day, Yr.) 22b, TIME OF INJURY Zzz. PLACE OF INJURY-At home, farm, street, factory, office building, construction site, etc. (Specify)	
ű.	A PROPERTY OF THE PROPERTY OF	
36.0	September 7, 2018 Unknown Home 2d. #QURY ATMORR 22e. DESCRIBE HOW INJURY OCCURRED	ANS DOM
00.016 M	Registration of the contract of the property o	#K
1	Tyes Xinos &	200
8.2	221. LOCATION OF INJURY - STREET & NUMBER, APTINO. CITYTOWN STATE ZIP CODE	6.5
	502 West Neglaha, Silve Hilli Nebraska SSS30	26.500
15	242 DATE SIGNED (Mo., Day, Yr.) 242 DATE SIGNED (Mo., Day, Yr.) 243 DATE SIGNED (Mo., Day, Yr.) 244 DATE SIGNED (Mo., Day, Yr.) 245 September 14, 2016 Approx. 12 00 PM	1
1489	236. DATE SIGNED (Mo., Day, Yr.) 23c. TIME OF DEATH 24c. PRONOUNCED DEAD (Mo., Day, Yr.) 24d. TIME PRONOUNCED DEAD	
1. 0		T 8 8 45 P
	2 Zid. To the best of my knowledge, death occurred at the sime, date and place 2 Zid. To the best of my knowledge, death occurred at the sime, date and place 2 Zid. To the best of examination and/or investigation, in my opinion death occurred at the size, date and place and due to the cause(s) stated. (Signature and Title)	
29	Ron Standay, Webster County Chief Deputy Sheriff	Moster.
	Ron Standay, Webster County Chief Deputy Snear	ma
	25, DID TOBACCO USE CONTRIBUTE TO THE DEATH? 25. HAS ORGAN/OR TISSUE DONISTION BEEN CONSIDERED? 25. WAS CONSENT GRAWPED? 25. HAS ORGAN/OR TISSUE DONISTION BEEN CONSIDERED? 25. WAS CONSENT GRAWPED? 26. HAS ORGAN/OR TISSUE DONISTION BEEN CONSIDERED? 27. HOW THE PROPERTY OF THE	11.79
YESY.	☐ YES MO ☐ PROBABLY ☐ LINKNOWN ☐ YES NO NO Not Applicable if 252 is NO ☐ FES ☐ NO 27. NAME, TITLE AND ADDRESS OF CERTIFIER (Type or Print)	1825
	Ron Sunday, Webster County Chief Deputy Sheriff, 641 N Cedar, Red Cloud, Nebraska, 68970	\sim
-26.	Was 80s. V697086. 2	100
Ten.	EXAMPLES SIGNATURE STEPHENS A Cooper September 15, 2016	60
- 0	Access to the second of the se	(D)

RECEIVED 17 2016 CLAIMS NEW AND SERVICE

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET

Date of Print: 05/17/2017 Record: 1 of:

Inspected By: SK Inspection Date: 08/05/2015

Parcel ID #: 000302900 Map # : 4133-00-0-20005-008-6190

ZIMMERMAN, BREANNA Situs :502 W NEMAHA ST

Legal : EAST 1/2 LOT 9 & ALL LOTS 10-12 BLOCK

2631 WYANDOTTE STREET 8 ORIGINAL TOWN BLUE HILL

LAS VEGAS, NV 89102-

LOT INFORMATION

Neighborhood: 300 BLUE HILL

Lot Width: 77

Lot Depth: 135

Topography: LEVEL Amenities

Value Method: SF

of Units: 10395

Unit Value: 0.25

Street Access : P,SW,C&G Adjustments :

Utilities : ALL Lot Value : 2,590

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 1890/127

Quality : 30 - Average Effective Age :

Tondition : 10 - Poor Remodel Date :

Arch Type : Remodel Type :

Style : Two-Story 51% One-Story 49%

Exterior Wall : 100% VINYL Floor Area : 2,264 Basement Area : 544

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 4
Baths : 2.0

Heat Type : 75% WARM & COOLED 25% FORCED AIR

Roof Type : COMP SHINGLES

Plumbing Fixt : 7

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$14,395

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

 Improvement Value
 \$11,805

 Land Value
 \$2,590

 FINAL ESTIMATE OF VALUE
 \$14,395

 Value per Square Foot
 5

 Current Total Assessed Value for Parcel # 000302900
 \$14,395

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

WEBSTER COUNTY ASSESSOR'S OFFICE RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 05/17/2017 Record: 1 of: 1

Parcel ID #: 000302900 Map # : 4133-00-0-20005-008-6190

ZIMMERMAN, BREANNA Situs :502 W NEMAHA ST
Legal :EAST 1/2 LOT 9 & ALL LOTS 10-12 BLOCK
2631 WYANDOTTE STREET 8 ORIGINAL TOWN BLUE HILL
LAS VEGAS, NV 89102-

COST APPROACH - Values By Marshall & Swift
Appraisal Zone: 1000 Manual Date: 06/13 Cost Factor: 0.95

	DESCR	IPTION			
		Square fee	t. Ba	se SF Cost	Total Cost
BASIC STRUCTURE COST		2,264	x	69.21	= 156,691
<u> ADTUSTMENTS</u>		Units	<u>Unit Cost</u>	Area Adj	Total Cost
ROOFING					
SUBFLOOR					
HEATING & COOLING		2,264	1.51	1.51	3,419
PLUMBING Base is: 9	(under base)	2	1176.67	(0.99)	(2,241)
BASEMENT COST		544	18.52	4.45	10,075
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH	•				
ADJUSTED STRUCTURE COST		2264	x	74.18	= 167,944
IMPROVEMENTS		Units	Unit Cost	<u> Depr</u>	Total Cost
BUILT-IN CARAGE		576	19.83	0.94	11,420
CONCRETE DRIVE		900	4.00		3,600
SHED/AVE		60	2.38	17%	120 *
SOLID WALL PORCH		130	54.96		7,145
slab W/Roof & Steps		198	23.45		4,645

TOTAL REPLACE						_ 		· · · · · · · · · · · · · · · · · · ·
Depreciation	3	94%	Total	94%	Physical Less Depr			nic (183,070)
Improvement Va Land Value								\$11,685 \$2,590 120
Lump Sums					PROACH) .			\$14,395

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein. Page 2 of 2

COMMENTS COOK-PAGE	935 DATE OF SALE	5-12-2017	
		ds 10+012 Block 8	Original tom BH
CATION ID PARCEL(S)	000 302900 - Filing	6190	
SESSOR LOCATION 8	· .		2. W Wentha
YEAR	LAND	IMPROVEMENTS	TOTAL
2014	2590	6275	8865
2015	2590	6275	8865
2016	2590	11805	14 395
	and the second s		
			·
LLING PRICE	521 ADJUSTMENT	ASSESSOR ADJUSTMENT	ADJUSTED SELLING PRICE
HOOL BASE# 60104	- Groomf HO	USE QUALITY 30 HOUSE CONDITION	DATE OF CONSTRUCTION 1890
OBILE HOME NA			PART OF CONSTRUCTION 18 10

			COV	ER PAGE PRO	PERTY TRAN	ISFER	Trusta	: e=5
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						Radn	w + Ke	if Eles
			33-	J-4		-	0	0
DOC STAMPS	\$	V 1	-					
SALES FILE#	*		- # PAGE	<u> </u>	-			
eighborhood #		100	105	200	205	300	305	400
	AGRICULTURAL	GUIDEROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	red Cloud Residential	RED CLOUD COMMERCIAL	BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	BLADEN RESIDENTA
	405	500	505	510	515	500	605	610
	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SIT
	615	700	705	710	800	805	1000	1005
	ROSEMONT COMMERCIAL/NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	INAVALE COMMERCIAL	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL COMMERCIAL	RURAL COMMERCIA
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	BLUEHILL	BLADEN	COWLES	GUIDE ROCK	(NAVALE	RED CLOUD	ROSEMONT	RURAL
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BK2017, Pg 893

CERTIFICATION OF TRUSTEE SUCCESSION (Pursuant to Nebraska R.R.S. §30-38,101 to §30-38,106)

(This Certification Affidavit is provided in lieu of a copy of all or portions of the Trust Agreement in order to maintain the privacy of the Family Trust Agreement and third parties may rely upon it as provided in the Nebraska Uniform Trust Code.)

The undersigned being all of the currently acting trustee(s) of the trust, being first duly sworn on oath, depose and say:

- The Richard and Emeline Ely Family Trust dated October 7, 2002, is a valid and
 existing trust agreement, and it is now irrevocable, due to the death of Emeline M.
 Ely on February 23, 2007, and Richard L. Ely on April 19, 2017, the Settlors,
 Grantors and prior Trustees as set forth in the certified copy of death certificate
 attached hereto.
- 2. The trust identification number is: XX-XXX0285
- The current Trustee(s) of the trust are:

Rodney P. Ely 2112 Highway 136, Guide Rock, NE 68942

Keith E. Ely 477 Peak View Drive, Estes Park, CO 80517

- 4. The Trustee(s) of said Trust have all of the powers set forth in the Nebraska Uniform Trust Code, which includes full power to manage, deal with, sell, transfer and convey any property, real or personal, of the trust and to execute and deliver any documents and contracts in connection therewith, and specifically including bank accounts, brokerage accounts and other intangibles.
- 5. This Affidavit is made to facilitate management or conveyance of any of the trust property, including the following described trust real estate, to wit:

All of Section Thirty-three (33), Township Two (2) North, Range Nine (9) West of the 6th P.M.; EXCEPT the East 700 feet of the South 800 feet thereof; EXCEPT tracts conveyed to the State of Nebraska for highway, and EXCEPT.

A tract of land located in the SW¼ of Section 33-T2N-R9 West of the 6th P.M., Webster County, Nebraska; more particularly described as follows and assuming the South line of said SW½ bears S89°15′01″E; Commencing at the SW corner of said Section 33; thence S89°15′01″E 488.25 feet to a point on the Section Line; thence N00°44′59″E 61.54 feet to a point on the North R.O.W. Line of Highway 136, said point also being the True Point of Beginning; thence N00°04′43″W leaving said R.O.W. Line 540.15 feet to a point; thence N86°52′31″E 405.00 feet to a point;

Garwood & McCracken, Lawyers 401 North Webster Street, Red Cloud, NE 68970 Ph/Fax (402) 746-3613 DAVEF:WM700HELY(TRUSUCAF.RLE.5/5/17

Page 1 of 2 pages

BK2017 Pg 894

thence S02°17'29"E 554.55 feet to a point on said R.O.W. Line of Highway 136; thence S01°00'08"W on said line 12.96 feet to a point; thence N89°20'57"W 425.63 feet to the True Point of Beginning; said tract containing 5.28 acres more or less.

6. The trust has not been revoked or amended to make any representations contained herein incorrect.

IN WITNESS WHEREOF, all the acting trustees have signed this instrument on the date set forth below.

Rodney P. Ely

Keith E. Ely

STATE OF NEBRASKA, COUNTY OF WEBSTER) ss.

The foregoing instrument was acknowledged before me on May 5, 2017 by Rodney P. Ely and Keith E. Ely.

A SENERAL NOTARY - State of Nebraska
DAVID B. GARWOOD
My Somen. Exp. October 22, 2018

Notary Public

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF NEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS

DATE OF ISSUANCE 5/4/2017

LINCOLN, NEBRASKA



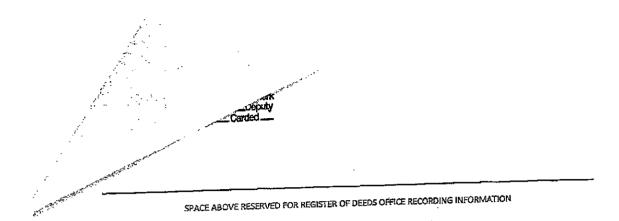


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	LINCOLN, NEBRASKA STATE OF NEBRASKA -		MENT OF HE		IMAN SERVICE	3	17 0573				
Г	1. DECEDENT'S-NAME (First, Middle, Last, Suffix)		ONTE OF	, , , , , , , , , , , , , , , , , , , 	2. SEX	3. (DATE OF DEATH (No., Day, Yr.)				
	Richard Lewis Ely			,	Male		April 19, 2017				
	4. City and state or territory, or foreign country of birth	i Sa AGE	- Last Birthday	MOS. DA		MINS.	DATE OF BIRTH (Ma., Day, Yr.)				
ľ	Guide Rock, Nebraska	100	7.	******	nouna	Marks.					
	Y CAPIAL CECLIFITY NUMBER		Sa. PLACE OF								
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L	Sb. FACILITY-kalm을 (if not institution, give street and number)			ER/Outpatie	nt 🔲	Decedent's I	lome				
1	Heritage of Red Cloud	•		□ pox	=	Other (Speci	fy]				
ntermo	8c. CITY OR TOWN OF DEATH (Include Zip Code)	DEATH									
FINEFAL	Nebraska Webster	9a. RESDENCE-STATE 9b. COUNTY 9c. CITY OR TOWN Nebraska Webster Guide Rock									
. 3	9d. STREET AND NUMBER		7. 91		PT. NO. 9L 23F	CODE	94. INSIDE CITY LIMITS				
2	2112 Hwy 136				689		☐ YES X NO				
1.3	Ina. MARITAL STATUS AT TIME OF DEATH LIMENSED IN Never Marrie	-1 -	AME OF SPOUS	注(First, Mick	ne, Last Sulfi	x) if wife, give	maiden name				
Ė	☐ Married, but separated ☑ Widowed ☐ Divorced ☐ Unknown	" Eme	line M We				Y				
É	[11. FATKER'S-NAME (First, Middle, Last, Suffix)	-		OTHER'S NAME		Malden S	Sertizane) "· ^'; ;				
completed/vnrff	13. EVER IN U.S. ARMED FORCES? Give dates of service if Yes. 14a.	INFORMAN		ce Magdale	ne Garger		b. RELATIONSHIP TO DECEDENT				
ő	(Yes, No, or Unit.) Yes 04/11/1944-02/22/1946 Ro	dney P.					Son				
28	15. METHOD OF DISPOSITION 16a. EMBALMER-SIGNATURE			16b. LIC	ENSE NO.		c. DATE (No., Day, Yr.)				
2	I Not Empairmed					1	April 19, 2017				
ļ	☑ Cramation ☐ Entempment ☐ Regnoval	r other L	OCATION		CITY / TOWK		STATE				
: ∙:	BV Cremation Center	, ~			Hastings		Nebraska				
ſ:	17a. FUNERAL HOME NAME AND MAILING ADDRESS (Street, City of Tov		1. 6 1	,			17b. Zip Gode				
Ĺ	Simonson-Williams Funeral Home, 241 W. 4th Ave., Red						68970				
<u> </u>	CAUSE OF D	EATH (S	ee instructi	ons and exa	mples)						
Ϊ.	13. PART L Enter the chain of events—diseases, injuries, or complications-that directly interpretably street, at ventileurs libralization without showing the stiplings. DO NOT A					cozery.	APPROXIMATE INTERVAL				
·	MMEDIATE CAUSE: IMMEDIATE CAUSE: IMMEDIA	51	-,				onset to death				
	stresse or condition resulting						2 Years				
	In touch) DUE TO, OR AS A CONSEQUENCE OF:	•					onset to death				
	Sequentially list conditions, it b) Atheroscierosis any, leading to the cause listed	-					10+				
	DUE TO, OR AS A CONSEQUENCE OF:						poset to death				
	Enter the UNDERLYING CAUSE C) (disease or injury that Intilated										
· .	the events residing to death) LAST DUE TO, OR AS A CONSEQUENCE OF:	12 72		• •			Onset to death				
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	18. FART IL OTHER SIGNIFICANT CONDITIONS-Conditions contributing to	the death	but not resultin	a in the underly	ino cause olven in	PARTL 19	, WAS MEDICAL EXAMINER				
	Anemia,COPD			3 ,			OR CORONER CONTACTED?				
띮.			··				☐ YES X NO				
comploted by: CERTIFIER	- 20. IF FEMALE: 212. MANNER: [212. MANNER: [213. MANNER]		· j	215, IF TRANSE		I _	N AUTOPSY PERFORMED?				
뜅	Preparent at time of death	_	noingiment	Pazzenger		☐ YES	S IND				
ž	Not program, but pregnant within 42 days of death	_ Codia úes _	be dimensioned .	Podestrien Other (Space)		21st WERE	AUTOPSY PINDINGS AVAILABLE MPLETE CAUSE OF DEATH?				
, L	Not pregnant, but pregnant 43 days to 1 year before death Unknown if pregnant within the past year	-	′	Other (Space	ty)	☐ YES					
g		PLACE OF	MJURY-At hom	e fam street f	actory office build	ian constant	tion site, etc. (Specify)				
9					•		, (0,),				
To pt	22d. INJURY AT WORK? ZZe. DESCRIBE HOW INJURY OCCURRED		4				Pi S				
Η.	YES DNO '										
	221. LOCATION OF INJURY - STREET & NUMBER, APTING. CITY	//TOWN			STATE		ZIP CODE				
	23a, DATE OF DEATH (Mo., Day, Yr.)		Los	. DATE SIGNED	(Ma. Dec. V-1	9/5 7**	E OF DEATH				
	No. a. 1 . a. a		2 S S	L UATE SKINEL	(Sio., Lisy, Tr.)	245. IUV	E OF DEATH				
,	23b. DATE SIGNED (Mo., Day, Yr.) 25c. TIME OF DEATH		1 1 24 24 24 24 24 24 24 24 24 24 24 24 24	. PRONOUNCE	D DEAD (Mo., Day,	Yr.) 24d. TIM	IE PRONOUNCED DEAD				
	April 19, 2017 23b. DATE SIGNED (Mo., Day, Yr.) 25c. TIME OF DEATH May 4, 2017 25d. To the best of my knowledge, daskin occurred at the time, date and place and doe to the cause(s) stated, (Signature and Tige)	····	To be completed by CORCNERS PHYSICIAN OF COUNTY ATTORNEY	Market 1							
j	and due to the cause(s) stated. (Signature and Tide)		24e	. On the pasts of m the time, date an	amination and/or inve I place and due to the	enganon, ke my causa(a) stated	opinion death occurred at . (Signature and Title)				
1.	David Little, MU		- 5 E	<u> </u>			**** ** \$, ··				
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	David Little, MD, 2115 N Kansas Avenue, Hastings, Nebr	aska, 689	901								
	28 REGISTRAR'S SIGNATURE A C	70,05	~		28b. DAT	FILED BY R	EGISTRAR (Mo., Day, Yr.).				
. 1	Stanley D. C	T	· - ·	•	May	4, 2017					

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!	BLADEN COMMERCIAL	COWLES W/ HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/ SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT / NO HOME SITE	ROSEMONT COMMERCIAL W/SITE
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RETURN TO:

Duncan, Walker, Schenker & Daake, P.C., L.L.C.

P.O. Box 340

Hildreth, Nebraska 68947

TITLE OF	F DOCUMENT:	CERTIFI	ED DEATH CERTIFICATE FOR DEEDS
[]	Transfer on Death	[]	Joint Tenancy
	17fa Estate	ξΙ	Other

PLEASE INDEX AGAINST THE FOLLOWING REAL ESTATE:

002410800 North Half (N½) of Section 28, Township 3 North, Range 12, West of the 6th p.m., Webster County,

South Half (5½), Section 20, Township 3, North, Range 12, West of the 6th p.m., Webster County, 602401000 \(\frac{407000}{202401000} \)

Northeast Quarter (NE%), Section 19, Township 3, North, Range 12, West of the 6th p.m., Webster 00,240 87700 County, Nebraska; and

p.m., Webster County, Nebraska.

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF MEBRASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS

DATE OF ISSUANCE

03/17/2016 LINCOLN, NEBRASKA STANLEY S. COOPER





STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES CERTIFICATE OF DEATH

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SALES FILE #	ŧ		#PAGE	s	_			
NEIGHBORHOOD #	1	100	105					
	AGRICULTURAL	GUIDE ROCK RESIDENTIAL	GUIDE ROCK COMMERCIAL	200 RED CLOUD RESIDENTIAL	205 RED CLOUD COMMERCIAL	300 BLUE HILL RESIDENTIAL	BLUE HILL COMMERCIAL	400 BLADEN RESIDENTIAL
	405	500	505	510	S15	500	605	610
	BLADEN COMMERCIAL	COWLES W/HOME SITE	COWLES NO HOME SITE	COWLES COMMERCIAL W/SITE	COWLES COMMERCIAL/NO SITE	ROSEMONT W/HOME SITE	ROSEMONT/NO HOMESTE	ROSEMONT COMMERCIAL W/SITE
	S15	700	705	710	3 00	805	1000	1005
:	ROSEMONT COMMERCIAL/ NO SITE	INAVALE W/HOME SITE	INAVALE/ NO HOME SITE	inavale Commercial	AMBOY VILLAGE W/ HOME SITE	AMBOY VILLAGE/ NO HOME SITE	RURAL CONVIMERCIAL	RURAL COMMERCIAL
	1010	1015	1020					
	GRASS GREEN / GOLF COURSE	SAND GREEN / GOLF COURSE	RURAL ANIMAL CONFINEMENT					
PROPERTY CLASS	1000	2000	4000	9000	9500		RURAL RESIDENTIAL	, . .
	RESIDENTIAL	COMMERCIAL	AGRICULTURAL	EXEMPT	GAME & PARKS		KOKAL RESIDENTIAL	
L TAX DISTRICT_	120						Suburban	
TOTAL SALE PRICE	·							
521 ADJUSTMENTS S								
OR ADJUSTMENTS \$	***************************************							
REVIEW CODE	NO	•						
SALES DATE		a-201	Ţ.					
DEED TYPE_	Death	2-2017 C-A4	12,57					
SALE QUAL	YES	ADJUSTED	SUBCHNGD	NO	MOBILE			
ಯಾಕ	1	2	3	4	5			
	USABILITY	AS ADJUSTED	SUBCHANGED S	IALE NOT TO BE USED A	RMS LENGTH / NOT VALID FOR MEASUREMENT			
LOCATION CODE	ВН	BLA	œw	GR	INA	RC	ROS	RUR
	BLVE HILL	BLADEN	COWLES	GUIDE ROCK	INAVALE	RED CLOUD	ROSEMONT	RURAL
COMMENTS	Ruemo	vmg_	Huzel	VAIL	from	Legals		
_		· ·						

State of Hebraska) s County of Webster)	ş.
County of Webster 1	Entered on the
numerical index and fit Clerk's office of said of	
of MayAD.,	2017, at 3:15
o'clock_ Sale Sale	OKOBO BI DOWN
On Page Klinger be	Gounty Clerk
16.00	Carded
144 FULLD LOS	

SPACE ABOVE RESERVED FOR REGISTER OF DEEDS OFFICE RECORDING INFORMATION

RETURN TO:

Duncan, Walker, Schenker & Daake, P.C., LLO.

P.O. Box 340

Hildreth, Nebraska 68947

TITLE	OF DOCUMENT!	CERTIFIE	CERTIFIED DEATH CERTIFICATE FOR DEED					
[]	Transfer on Death	[]	Joint Tenancy					
[]	Life Estate	[]	Other					

PLEASE INDEX AGAINST THE FOLLOWING REAL ESTATE:

North Haif (N½) of Section 28, Township 3 North, Range 12, West of the 6th p.m., Webster County, OQUID 08 00 Nebraska; and

South Half (S½), Section 20, Township 3, North, Range 12, West of the 5th p.m, Webster County, 00 240900 4
Nebraska; and

Northeast Quarter (NE%), Section 19, Township 3, North, Range 12, West of the 6^{th} p.m., Webster County, Nebraska; and

West Half of the Southeast Quarter (W%SE%), Section 19, Township 3, North, Range 12, West of the 6th p.m., Webster County, Nebraska.

V02 408700

- 002408900

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE STATE OF NEWASKA, IT CERTIFIES THE DOCUMENT BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA DEPARTMENT OF HEALTH AND HUMAN SERVICES, VITAL RECORDS OFFICE, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS

DATE OF ISSUANCE

7/27/2016

Manua, D. Cotom STANLEY S. COOPER ASSISTANT STATE RECISTRAN DEPARTMENT HEALTH AND HUMAN SERVICES

	LINCOLN, NEBRASKA STATE OF NEBRASKA - DEPARTMENT OF HEALTH AND HUMAN SERVICES 15 01120	AND BOTO
<u></u>	1. DECEDENT'S NAME (First, Mildde, Last, Suffix) 2. SEX 3. DATE OF DEATH (No., Day, Vi.)	₹ '
,	Hazel D Volk Female January 5, 2015 4:01TX AND STATE OR TERRITORY, OR FOREIGN COUNTRY OF BIRTH SAAGE Last Birthday St. LINDER 1 YEAR 5c. LINDER 1 DAY 6. DATE OF BIRTH (NOT DAY TO).	* :
ν. N. Sp.	TOTAL MANUEL MAN	90
	Franktin County Nabraska 80 /4 17 /4 /4	
	Sa. PLACE OF DEATH HOSPITAL Ingestient OTHER Nursing HomelLTC Hospice Facility	
70	Sh ESCHED NAME (From Institution, give street and number)	2 (
5	Nebpaska Medical Center DOA Cother (Specify)	98.
RECTOR	Nebpaska Medical Center St. CITY OR TOWN OF DEATH (Institute Zip Code) 3d. COUNTY OF DEATH	ž.
∄	Ornsha 68138 Douglas	
	SE EESIGENCE STATE St. COUNTY SE CONTONN	ا م تو
2	Nebraska Franklin Upland Joseph APT NO. 197 ZIP CODE 96 INSIDE CITYUMITS	
by: FÜNERAL DI	Sci Street and thoughts 90. APT. NO. 91.ZIP CODE 90. INSIDE CITY/UMITS 1757 Q Road 98.8861 ☐ YES ☑ NO	
a P	100. NARITAL STATUS AT TIME OF DEATH XI Married Never Married 40b. NAME OF SPOUSE (Figs., Middle, Lest, Suffix) if wife, give maiden name	e 4
	☐ Married, but septembed ☐ Wildowed ☐ Divorced ☐ Unknown ☐ Dolles Volk	
\$	11. FATHENS-NAME (First, Middle, Last, Suffu) 12. MOTHERS-NAME (First, Middle, Reiden Surname)	3 1
흏	Edward William Steinkruper Rena Bunger	
rg ha completed yearlied	71 EVER IN U.S. ARMED FORCES? Give dates of service if Yes. 142. INFORMANT-NAME 145. RELATIONSHIP TO DECEMENT. (Yes, No. or tink.) No. Spouse	¥ 3
* 3	(Yes, No, or Link,) No Dallas' Volk Spouse 15. SIETHODIOE DISPOSITION 162. EMBALMER-SIGNATURE LISE LICENSE NO. 466. DATE (No.	1
Ę,		7 3
l "	Udson J. Dannehl 1273 January 10, 2015 □ Cremation □ Entombrent 18d, CEMETERY, CREMATORY OR OTHER LOCATION CITY / TOWN STATE	
<u> </u>	☐ Removal ☐ Cther (Specify) Macon Union Cemetery Macon Macon Union Cemetery	į į
	17a FUNERAL (SILE NAME AND MATLING ADDRESS (Street, City or Town, State)	j
3	Lavoni-Cratic Funeral Home. 336 N. Nebraska Ave., Minden, Nebraska 68959	
\vdash	CAUSE OF DEATH (See instructions and examples)	
Ž	The graph of the the challeng response injuries, or commissions that climatic caused the death; DO NOT contributional events such as cardiac arrest.	1
0	implication after a constituter the filting in without showing the etiology. DO NOT ASSISTANTE, Etims only any cases on a line paid additional times if necessary. NAMEDIATE CAUSE:	
3-7	IMMEDIATE CAUSE (Final 2) STRIPTY IOCOCCCAI SECREC STROCK ; Days	
. ``	disease or condition resulting In death or Condition resulting One of the Condition resulting	* *
oly)	Sequentally date on drops, if b Mittal Valve Endocarditis Days	
	any, joining to the pause fields.	
	DUE TO, OR AS A CONSEQUENCE OF: Sinter the UNDERLYING CAUSE [5] Sinter the UNDERLYING CAUSE [6]	
	fellasses or injury that initiated 2. The first	į .
26.2.3	the events requisitify the distribing DUE TO, OR AS A CONSEQUENCE OF:	i de
10	DUE TO, OR AS A CONSEQUENCE OF: d) onsatt order onsatt	. 4
i	16. PART IL OTHER SIGNIFICANT CONDITIONS-Conditions contributing to the death but not resulting in the underlying cause given in PART I. 19. WAS MEDICAL EXAMINER OR CONDITIONS CONTACTED?	
ેલ્લ	□ YES ■ □ YES	1
CERTUFIER	21. PERIALE 216. MANNER OF DEATH 216. WAS AN AUTOPSY, REFFORMED.	e net
1	Notificing partition point year Notificial Programment Notificial	
Ü	Not concease, but transport within 42 days at death	٤.
35 30	This pregnant, for pegnant, for pegnant fo	
, ag		
completed by:	22a. DATE OF INJURY [Mo., Day, Yr.] 22b. TIME OF INJURY 22c. PLACE OF INJURY-At home, farm, street, factory, office beliding, construction site, etc. (Specify)	
. Do	23d NAURY AT SORKE 22c. DESCRIBE HOW INJURY OCCURRED	1
	Cyes 10 No.	1
	224 LOCATION OF INJURY - STREET & NUMBER, APT.NO. CITYTOWN STATE ZIP CODE	
	23a. DATE GERBATH (Mo., Day, Yr.) 24b. DATE SIGNED (Mo., Day, Yr.) 25c. DATE SIGNED (Mo., Day, Yr.) 26c. TIME OF DEATH	
1	January 6, 2015 23b. DATE SIGNED Mo., Day, Yr.) 23c. TIME OF DEATH 23c. TIME OF DEATH 23c. TIME OF DEATH 23c. TIME OF DEATH	
7%+ \$	February 23, 2015 11:50 PM	: "
	23d. To the best of my knowledge, death occurred at the time, date and place 2 2d. To the best of my knowledge, death occurred at the time, date and place 3 2 2d. To the best of my knowledge, death occurred at the time, date and due to the cause(s) stated. (Signature and Title)	
ġ.	James Nissolivan, MD	
314	25. DID TOBACCIO USE CONTRIBUTE TO THE DEATH? 252. HAS ORGAN/OR TISSUE DONATION BEED CONSIDERED? 255. WAS CONSENT GRANTED?	A CALLES
655 W	☐ WES IN NO. ☐ PROBABLY ☐ UNKNOWN IN INC. NO. Applicable if 26a is NO. ②YES W. NO.	; 40
	27. NAME, ITHER AND AUDICESS OF CENTRIER (type of File).	a
3	ZED, DATE FILED BY REGISTRARYMO, Day To.) ZED, DATE FILED BY REGISTRARYMO, Day To.) Exploracy 26, 2015	
	Au + 1 Com . Tebruary 25, 2015	- 13